Karen Johnson Davidson County
Batch# 1036617 DEEDQC
08/09/2023 12:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230809-0061781

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37072
615-859-1328

ELIZABETH A. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 8th day of August, 2023.

Notary Public **Affiant**
My Commission Expires: 4/26/25

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Mary Louise Reasonover 299 Kemper Drive South Madison, TN. 37115	Same as new owner.	P/O: 041000076.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **MARY LOUISE REASONOVER**, a single person, by these presents does hereby quitclaim and convey unto **SHIRLEY REASONOVER BOYD,** a single person, and her successors, heirs, and assigns, all their rights, title and interest in and to the following described tract of land:

Land in the 11th Civil District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated February 7, 2023, and known as Job No. 230009 as follows:

Beginning at an existing iron pin, the northeast corner of this tract, said point being the southwest corner of Lot 28 on the plan of Hedgewood Hills Section 2 (BK 3700, pg. 44 R.O.D.C., Tn.) and also being on the western terminus of Foxboro Drive; thence leaving Lot 28 and with the westerly terminus of said Drive S05°54'47"W 51.35' to an existing iron pin, the northwest corner of Lot 27 of said Hedgewood Hills Section 2; thence leaving Foxboro Drive and with the line of said Lot 27, S07°45'37"W 224.98' to an iron pin set; thence leaving Hedgewood Hills Section 2 and with the line of Robert J. Wingo (BK 8098, pg. 595 R.O.D.C., Tn.) N83°59'32"W 290.65' to an existing pipe, thence continuing with Wingo and with a fence N83°59'32"W 209.35' to an iron pin set; thence leaving Wingo and severing the Reasonover property of which this is a part N07°45'37"E 224.98' to an iron pin set; thence S85°07'53"E 302.52'to an existing iron pin; thence with the line of the Phillip W. and Lee Ann Sanders (Bk. 19213, pg.81 R.O.D.C., Tn.) property N83°04'33"E 202.59' to the point of beginning, containing 2.72 acres, more or less.

Being part of the same property, conveyed to Harold Reasonover, Shirley R Boyd and Judy R King by deed in Book 10795, page 223 and to Harold and Mary Reasonover by deed of record in Inst # 201309240100302 Register's Office of Davidson County, Tennessee.

Property is subject to a 50' road right of way easement as evidenced in Bk 19213, pg. 81 R.O.D.C., Tn. and subject to an extension of that easement along the northerly property line.

Being a portion of the same property conveyed to Harold E. Reasonover, a (3/5) tenant in common interest, Shirley Reasonover Boyd, a (1/5) tenant in common interest and Judy Reasonover King, a (1/5) tenant in common interest, by Deed from Claudia C. Bonnyman, Clerk and Master of the Chancery Court at Nashville for Davidson County, Tennessee, of record in Book 10795, Page 223, Register's Office for Davidson County, Tennessee, which deed is pursuant to a Decree of Chancery Court, in the cause of Richard D. Reasonover, et al., Plaintiffs, and Harold E. Reasonover, et al, Defendants, Case No. 97492-1, and entered by control number 31325. Harold E. Reasonover having since conveyed his (3/5) interest to Harold E. Reasonover and wife, Mary Reasonover by Quitclaim Deed dated September 23, 2013, of record as Instrument No. 20130924-0100302, said Register's Office. The said Harold E. Reasonover having since died, leaving Mary Reasonover as the surviving tenant of the entirety and sole owner of the three-fifths (3/5) interest.

Also being a portion of the same property conveyed to Mary Louise Reasonover by quitclaim deed from Judy R. King or record in Instrument No. 20230309-0017148, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations, (3) taxes that have been assumed by the Grantee herein.

THIS TRACT CANNOT BE USED AS AN INDEPENDENT BUILDING SITE UNTIL APPROVED BY THE METROPOLITAN NASHVILLE PLANNING COMMISSION.

[Signature page to follow and the remainder of this page is intentionally left blank]

Witness my hand this 8 day of August, 2023, the bargaining party, having caused my name to be signed hereto on said day and date.

x Mary B Reasonover
MARY LOUISE REASONOVER

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **MARY LOUISE REASONOVER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 8 day of August, 2023.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **8/8/2023** [DATE].

AFFIANT SIGNATURE

August 8, 2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **8th** day of **August**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

