Karen Johnson Davidson County
Batch# 1042827 DEEDQC
08/25/2023 10:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230825-0066565

STATE OF TENNESSEE }
COUNTY OF Robertson }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of August, 2023.

NOTARY PUBLIC

My Commission expires: 11/2/2026

ADAM J. BERK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 22100036

Address of New Owner
Laurence P. Haley
4145 Knipfer Road
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
029-00-0-009.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 23rd day of August, 2023, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Landon Waddell,** Grantor, does hereby, convey, remise, release and forever quitclaim unto **Laurence P. Haley,** Grantees, his heirs, successors, and assigns, his entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Tract No. II: Land in the 14th formerly 24th Civil District of Davidson County, Tennessee, being part of Lot 6 of the Eberlee Lands not of record and described according to a survey by C.J. Carney dated May 28, 1956 as follows:

Beginning in the centerline of Knipfer Road at the Southeast corner of the property conveyed to B.T. Stagner and wife by deed from Sam Arrington and wife as of record in Book 2633, Page 195, said Register's Office; thence West along their South line, 310 feet to the Southwest corner; thence South 159.4 feet to the Northwest corner of Tract No. 1 as shown on the Carney survey; thence East 294 feet to the centerline of Knipfer Road; thence with said Road, North 6 degrees 30' East 159 feet to the beginning, containing about one acre.

Being part of the same property conveyed to Gary Yoes and wife, Shirley Bennett Yoes, by Installment Deed from James R. Arrington and wife, Margaret L. Arrington, dated 05/01/1968 and recorded on 05/01/1968 at Book 4231, Page 991, Register's Office for Davidson County, Tennessee. Gary Yoes, aka Gary Eugene Yoes, and Shirley Bennett Yoes having since divorced, said property was vested in Shirley Bennett Yoes by Decree of record at Book 4328, Page 157, RODCT. Shirley Bennett Yoes having since died testate on or about 01/21/2006, resident of Davidson County, Tennessee, property vested in Kim Waddell, aka Kim Waddell Wix, and Sonya Cook under the terms of her Last Will and Testament (Probate Court for Davidson County, Tennessee, Docket No: 06P285). Further being the same property conveyed to William F. Robinson and Sylvia N. Robinson, Husband

and Wife, by Warranty Deed from Kim Waddell Wix and Sonya Cook dated 11/01/2007 and recorded on 11/07/2007 in Instrument No. 20071107-0131449, RODCT, and further conveyed back to Kim Waddell Wix and Sonya Cook by Deed of Correction from William F. Robinson and wife, Sylvia N. Robinson, dated 05/17/2009 and recorded on 05/26/2009 in Instrument No. 20090526-0047866, RODCT. Kimberly Wix having since died intestate on or about 10/02/2020, property vested in her heirs at law: Leah Cross and Landon Waddell (see Affidavit of Heirships of record in Instrument No. 20230202-0007651, Instrument No. 20230202-0007652, and Instrument No. _20230250066564__, RODCT).

This is improved property known as:
4145 Knipfer Road, Joelton, TN 37080

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Landon Waddell,** has caused this instrument to be executed, this the 23rd day of August, 2023.

X _____
Landon Waddell

STATE OF Tennessee
COUNTY OF Robertson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Landon Waddell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 23rd day of August, 2023.

⇒ _____
NOTARY PUBLIC
My Commission expires: 11/2/2026

ADAM J. BERK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 8/23/2023 (date of document).

L. Broner McCoy
Date: 8/25/2023

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 25th day of Aug., 2023.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY