QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

John I. Harris
Schulman, LeRoy & Bennett PC
3310 West End Avenue
Suite 460
Nashville, Tennessee 37203

AMELIA B STREET
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $ -0-

Affiant Ida B Carrigan

Subscribed and sworn to before me on the 30 day of August, 2023.

Amelia B. Street
Notary Public My Commission Expires: 8/18/2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Ida Belle Carrigan Kerry Lynn Carrigan-Fite 7621 Ridgewood Road Goodlettsville, TN 37072	Same	**Map 9 Parcel 62.02**

FOR AND IN CONSIDERATION of the sum of ten ($10.00) dollars, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, **Ida Belle Carrigan, a widow, as surviving tenant by the entirety with the right of survivorship,** Grantor, does hereby convey, transfer, remise, release, relinquish and quitclaim to **Ida Belle Carrigan and Kerry Lynn Carrigan-Fite, tenants by the entirety with the right of survivorship,** Grantees, their heirs and assigns, all of the right, title, and interest of Grantor in the following described real estate:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made by C.J. Carney, Surveyor, dated April 27th, 1963, as follows:

Beginning at a point in the center of Ridgewood Road (formerly Cotton Patch Road), which said point is the common corner of the lands of George Paradise, Mrs. Graves and Mrs. Hailey, Granstaff, and the northwest corner of this tract; thence South 2 degrees 30' West, 1,970.0 feet to an iron pin; thence North 85 degrees 30' West along Duke's northerly line, 930 feet to an iron pin; thence North 2 degrees 30' East 1,425 feet to an iron pin; thence North 39 degrees East, 950 feet to a point in the center of Ridgewood Road, thence along the center line of Ridgewood Road, South 53 degrees East, 446 feet to the point of beginning, containing 40.9 acres, more or less.

Being the same property conveyed to Henrietta Johnson by Deed dated August 19, 1963 from G. Howard Wilkinson of record in Deed Book 3613, Page 514, Register's Office for Davidson County, Tennessee. The said Henrietta Johnson, being one and the same as Henrietta Ida Flair Johnson, died April 5, 2001 survived by her sole heir, Ida Belle Carrigan. Further being the same property conveyed to Ida Belle Carrigan and husband, Billy Carrigan, by Quitclaim Deed, from Ida Belle Carrigan, sole surviving heir of Henrietta Johnson, being one and the same as Henrietta Ida Flair Johnson, dated February 13, 2017 and recorded February 13, 2018 in Instrument Number 20170213-0014776, Register's Office for Davidson County, Tennessee. The said Billy Carrigan having since died on August 14, 2020 and the property is now vested in Ida Belle Carrigan as the surviving tenant by the entirety.

Subject to all plats, easements, restrictions, and other matters of record.

This is improved property known as: 7621 Ridgewood Road, Goodlettsville, Tennessee 37072.

Legal Description taken from prior deed of conveyance. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

In testimony whereof, the Grantors have hereunto set their signatures the day and date first above written.

Karen Johnson Davidson County
Batch# 1044648 DEEDQC
08/31/2023 09 29 12 AM 2 pgs
Fees $12 00 Taxes $0 00

20230831-0068211

By: Ida Belle Carrigan
IDA BELLE CARRIGAN

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County, aforesaid, personally appeared **IDA BELLE CARRIGAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

WITNESS my hand and seal at office this the 30 day of August, 2023.

Amelia B. Street
Notary Public
My Commission Expires: 8/18/2026

AMELIA B STREET
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON