This Instrument Prepared By: Christine Howard at 1810 Baker Rd, Goodlettsville, TN 37072

Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Christine Howard, married, of 1810 Baker Rd, Goodlettsville, TN 37072, (the "Grantor"), for and in consideration of 10.00 Dollars, does hereby sell, remise, release, and convey, all the right , title interest as well as quitclaims, unto Charles Howard, married, of 1810 Baker Station Road, Goodlettsville, TN 37072, USA, (the "Grantee") as the sole tenant, the following described real estate located in the county of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, AS SHOWN ON THE MAP ENTITLED HAROLD SHANKLE PROPERTY, OF RECORD IN PLAT BOOK 6200, PAGE 686, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHRISTINE HOWARD BY DEED FROM THOMAS L. THOMPSON AND WIFE, MELISSA A. THOMPSON OF RECORD BY INSTRUMENT NO. 20150710 0067228, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of

Karen Johnson Davidson County
Batch# 1046681 DEEDQC
09/06/2023 01:55:11 PM 6 pgs
Fees: $32.00 Taxes: $0.00

20230906-0069940

CH

record. The property is known as 7991 Old Springfield Pike, Goodlettsville, TN. 37072.

Being all or part of the same property described in the County Register's Deed book 6200, Page 686.

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.~~ CH

IN WITNESS WHEREOF the Grantor has executed this instrument this 5th day of September, 2023.

Signed in the presence of:

Striker Howard
Witness signature

Christine Howard
Christine Howard

Striker Howard
Witness name

CH

Spousal Acknowledgement

I, Charles Howard of 1810 Baker Rd, Goodlettsville, TN 37072, spouse of Christine Howard, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: C H

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, Patricia Christine Henderson, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Charles Howard, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 5th day of September, 2023.

Patricia Christine Henderson

Notary Public, the State of Tennessee

Patricia Christine Henderson
State Of Tennessee Notary Public
Sumner County

County of Sumner

My commission expires: Jan. 31, 2024

C H

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, Patricia Christine Henderson, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Christine Howard, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 5th day of September, 2023.

Patricia Christine Henderson
Notary Public, the State of Tennessee

County of Sumner

My commission expires: Jan. 31, 2024

Patricia Christine Henderson
State Of Tennessee Notary Public
Sumner County

CH

Register's Fee $ _____

Mail Tax Notice to: Charles Howard, 1810 Baker Station Road, Goodlettsville, TN 37072, USA
Parcel Number: 01200013000

CH

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Christine C. Howard
Affiant

Subscribed and sworn before me, this 6 day of September, 2023

Notary

SHELLY HUMFLEET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY