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:

A particular tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 19 on a survey dated May 13, 1986, by Richard C. Kessinger Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

Beginning at an iron pin in the Southerly margin of Baker Road (said point being South 58 degrees 21 minutes 14 seconds West 163.93 feet; thence in a Westerly direction on a curve having a radius of 311.50 feet, a tangent of 222.08 feet and a delta angle of 70 degrees 58 minutes 23 seconds for a distance of 82.60 feet from the Southwesterly corner of the intersection of Baker Road and Old Dickerson Pike); thence South 5 degrees 51 minutes 38 seconds East 1045.02 feet to an iron pin; thence South 63 degrees 43 minutes 25 seconds West 320.00 feet to on iron pin; thence, North 1 degrees 28 minutes 04 seconds East 1180.46 feet to an iron pin in the Southerly margin of Baker Road; thence with said margin of said road in an Easterly direction on a curve having a radius of 311.50 feet; tangent of 222.08 feet and a delta angle of 70 degrees 58 minutes 23 seconds for a distance of 151.49 feet to the point of beginning and containing 5.61 acres, more or less. Being the same property conveyed to the Grantors by deed, which is being placed of record by Instrument No. 200605020050442 in the Register's Office for Davidson County, Tennessee.

The last recorded Deed was filed of record at Instrument No. 20120829 0077979 in the Register's Office of Davidson County, TN.

Property: 1810 Baker Road, Goodlettsville, TN. 37072 Parcel ID No.: 01200013100

Being all or part of the same property described in the County Register's Deed Book 7254, Page 537.

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

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

CH

1 of4 CH

Karen Johnson Davidson County
Batch# 1047732 DEEDQC
09/08/2023 01:00:49 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20230908-0070703

IN WITNESS WHEREOF the Grantor has executed this instrument this 8 day of September, 2023.

Signed in the presence of:

Striker Howard Witness signature

Striker Howard Witness name

Christine Howard Christine Howard

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: CH

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Shelly Humfleet, 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 8 day of September, 2023.

Shelly Humfleet Notary Public, the State of Tennessee

County of Davidson

My commission expires: 5-5-2025

SHELLY HUMFLEET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

 CH CH

Grantor Acknowledgement

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Shelly Humfleet 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 8 day of September, 2023.

Shelly Humfleet Notary Public, the State of Tennessee

County of Davidson

My commission expires: 5-5-2025

SHELLY HUMFLEET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Register's Fee $ _____

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

CH

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

Affiant

Subscribed and sworn before me, this 8 day of September, 20

Notary

SHELLY HUMFLEET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY