New Owner
Marcie Curtis Castellarin, Timothy Curtis, Michael Curtis.
3890 Cantarutti Road
Joelton, TN 37080

Send tax bills to:
New Owner.

PREPARED BY:
MCBRIEN|ARMISTEAD LAW GROUP, PLLC
Cathryn R. Armistead (BPR# 34698)
1050 Hamilton Station Blvd Suite 200
Lebanon, Tennessee 37087

Karen Johnson Davidson County
Batch# 1051335 DEEDQC
09/19/2023 08:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20230919-0073291

MAP & PARCEL # 29-188

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero dollars ($0.00) cash in hand paid, **MICHAEL CURTIS**, a single man, (hereinafter known as the "Grantor"), for the purpose of equalizing the ownership shares, has this day bargained and sold and by these presents does hereby transfer and convey unto **MARCIE CURTIS CASTELLARIN** a 13.33% share of his ownership interest, and to **TIMOTHY CURTIS** a 13.33% share of his ownership interest, retaining a 33.33% share for himself, ("Grantees") their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Beginning at a point in the easterly line of the tract of land conveyed to Reau E. Folk, Jr., Trustee, by deed of record in Book 2809, page 383, said point being 600 feet north 3°30' east of the southwesterly corner of said tract of land, and running thence with said easterly line north 3°30' east 260 feet to a point, thence south 77°30' east 210 feet, more or less, to the easterly margin of Cantarutti Road, as extended; thence, with the same, south 12°30' west 84 feet to the beginning of a curve, having a radius of 50 feet, thence, along said curve a distance of 36 feet in a southwesterly direction to a point; thence along another curve, having a radius of 50 feet, in a southeasterly direction, a distance of 61 feet to a point; thence, south 76°45' west 160 feet, more or less, to the beginning, containing 0.9 acres, more or less.

Being the same property transferred by Affidavit of heirship, Instrument numbers 20230907-0070032, 20230907-0070033, 20230907-0070034, in Register office for Davidson County.

Being the same property conveyed to Mr. and Mrs. Kenneth R. Curtis by Warranty Deed as Book 4273, page 339, on the 27th day of September 1968. Mrs. Curtis having died on the 16th day of July 1981.

IN WITNESS WHEREOF Grantor has executed or caused this instrument to be executed by its duly authorized representative this 17 day of July 2023.

Michael R. Curtis

Michael Curtis, *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Curtis whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day July 2023.

Sheila Gilbert

Notary Public
My Commission Expires: 11-6-2025

SHEILA J GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Affidavit:

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed and sworn before me this the 24th day of July, 2021.

Sheila Gilbert

Notary Public
My commission expires: 11-6-2025

SHEILA J GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY