THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 021000
PARCEL: 230.00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Floyd W. Veach and Sue E. Veach
4929 Rawlings Rd.
Joelton, TN 37080

Karen Johnson Davidson County
Batch# 1051694 DEEDQC
09/19/2023 10:55:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230919-0073477

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND HOMESTEAD TITLE & ESCROW, LLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Floyd W. Veach, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land in Davidson Co. Tennessee to wit:

BEGINNING at an iron pin in the center line of Rawlings Road 657 feet from the center of Eaton's Creek Road: thence South 2 deg. 30' West 465.6 feet to an iron pin: thence North 89 deg. 00' West 500 feet to an iron pin; thence North 2 deg. 30' East 216 feet to an iron pin. Same being the Southwest corner of Lot No. 3; thence South 87 deg. 00" East 200 feet along the South boundary of Lots 3 and 4 to an iron pin; thence North *2* deg. 30' East 9 feet to an iron pin; thence South 87 deg. 00' East 100 feet along the South boundary of Lot No. 5 to an iron post; thence North 2 deg. 30' East 266 feet along East boundary of Lot No. 5 to the center of Rawlings Road; thence South 87 deg. 00' East 200 feet along center line of said Rawlings Road to the point of beginning, containing 3.5 acres, more or less.

Being the same property conveyed to Judith C. Veach and husband, Floyd W. Veach by Quitclaim Deed dated 12/8/2005 from Judith C. Veach of record in Instrument No. 20051229-0155984, Register's Office for Davidson County, Tennessee. Judith C. Veach now deceased, having died 12/13/2015 leaving Floyd W. Veach as the surviving tenant by the entirety.

This is (X) improved ( ) unimproved property known as: 4929 Rawlings Rd., Joelton, TN 37080.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Floyd W. Veach and Sue E. Veach, husband and wife, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 13th day of September 2023.

Floyd W. Veach

Floyd W. Veach

Tammy Mellons

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Floyd W. Veach, the Bargainor, 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.

WITNESS my hand an official seal this the 13th day of September 2023.

Melissa Heavener

Notary Public
My Commission Expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 13th day of September 2023.

Melissa Heavener

Notary Public
My Commission Expires:



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

Affiant

Sworn and subscribed before me, this the 13th day of September 2023.

Melissa Heavener

Notary Public
My Commission Expires:

