Karen Johnson Davidson County
Batch# 1054376 DEEDQC
09/27/2023 08:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230927-0075636

QUITCLAIM DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sperry C. Whiteway	**New Owner**	
(NAME)	(NAME)	
2960 Morgan Road	2960 MORGAN ROAD	**015-00-0-025.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	JOELTON, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

DAKOTA JERNIGAN, A SINGLE MAN ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

SPERRY C. WHITEWAY, A SINGLE WOMAN ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY MADE BY RICHARD B. OMOHUNDRO DATED NOVEMBER 17, 1973, AND A SURVEY MADE BY JOHN B KOHL, III, DATED SEPTEMBER 28, 1995, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF MORGAN ROAD, AT THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO CECIL HUGHES AND WIFE, BY DEED OF RECORD IN BOOK 4007, PAGE 179; THENCE ALONG HUGHES' EASTERLY LINE, NORTH 02 DEGREES 53 MINUTES EAST 396.9 FEET, MORE OR LESS, TO A POINT IN THE PROPERTY OF THE STATE OF TENNESSEE; THENCE WITH THE SAME, NORTH 39 DEGREES 11 MINUTES EAST 201.8 FEET TO A POINT; THENCE SOUTH 08 DEGTEES 19 MINUTES EAST 586.2 FEET, TO A POINT IN THE CENTER LINE OF MORGAN ROAD; THENCE WITH THE SAME, NORTH 83 DEGREES 19 MINUTES WEST 233.7 FEET, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SPERRY WHITEWAY, A SINGLE WOMAN, AND DAKOTA JERNIGAN, A SINGLE MAN, AS TENANTS IN COOMMON WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM JASON DANIEL DUNCAN, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20190318-0024537, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: **2960 Morgan Rd., Joelton, TN 37080**

Witness our hands this the 7 day of September, 2023.

Dakota Jernigan

STATE OF WASHINGTON)
COUNTY OF KING)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dakota Jernigan,** the within named 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 and official seal, this the 7TH day of SEPTEMBER, 2023.

CHERRY GIDUCOS
Notary Public
My Commission Expires: 08/09/25

Certificate of Authenticity

I, ALLISON TAYLOR, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **September 7, 2023**.

Date

Affiant Signature

September 26, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **26** day of **September**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)