Karen Johnson Davidson County
Batch# 1056359 DEEDQC
10/03/2023 08:29:38 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231003-0077489

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO
Dean Richard Prince 3034 Frontier Drive Goodlettsville, TN 37072	SAME	044 01 0 017.00

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 considerations, the receipt of which is hereby acknowledged, **Boyd Gerald Prince,** has bargained and sold and does hereby transfer, convey and quitclaim unto **Dean Richard Prince,** his successors, heirs and assigns, all of my interest in and to those certain tracts or parcels of real estate situated in Davidson County, Tennessee, and being described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Scenic View Subdivision, 4th Civil District of said County and State prepared by W.W. Turner Company, Engineers, on September 14, 1948, but not of record, and more particularly described as follows:
Starting with a concrete monument at the east end of the return at the northeast corner of the intersection of Hickerson Street and Keeton Avenue, and the plan of Scenic View Subdivision, and running thence around a curve to the right, said curve having a radius of 25 feet for a distance of 87.8 feet to a concrete monument, said monument being located in the northerly margin of Keeton Avenue, thence in a southeasterly direction and continuing along the northerly margin of Keeton Avenue for a distance of 424.2 feet to an iron pin in the easterly margin of Lot No. 30, and the point of beginning, and running thence the following courses and distances:
1. In a northeasterly direction along the easterly margin of Lot No. 30 a distance of 286.9 feet to an iron pin in the southerly margin of Nashville Industrial Corporation property; thence
2. In a southeasterly direction along the margin of said property a distance of 100 feet to an iron pin in the westerly margin of Lot No.

32; thence
3. In a southwesterly direction along the common line between Lots 31 and 32 for a distance of 287.5 feet to an iron pin located in the northerly margin of Keeton Avenue; thence
4. In a northwesterly direction along the northerly margin of Keeton Avenue a distance of 100 feet to an iron pin located in the easterly margin of Lot No. 30 and the point of beginning.

Being the same property conveyed to Boyd Gerald Prince, Aaron Robert Prince, Charles Marion Prince, Dean Richard Prince and Eva Drum by Affidavit of Heirship of record as Instrument #20230512-0035450, Register's Office for Davidson County, Tennessee.

This property is also known as 329 Keeton Avenue, Old Hickory, TN 37138.

Boyd Gerald Prince

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

On this the 5 day of June, 2023, personally appeared **Boyd Gerald Prince,** known to me, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at Greenbrier, Robertson County, Tennessee.

WILMA ROSE VERNON STATE TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3-25-26

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is None.

AFFIANT

NOTARY PUBLIC

WILMA ROSE VERNICH
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 3-25-26

THIS INSTRUMENT PREPARED BY:

WILLIAM A. VERNICH
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