PROPERTY OWNER IS
AND SEND TAX BILLS TO
Phillip Brandon Howe and Alexandra Marie Van Sise
2724 Overhill Circle
Nashville, Tennessee 37214
Map 96-1 Parcel 116

THIS INSTRUMENT PREPARED BY
WM. BART HIGHERS, #21521
HIGHERS, ELLIOTT & FREEDLE
113 East Main Street
Gallatin, TN 37066

QUITCLAIM DEED

For and consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned Keith A. Van Sise, conveys and quitclaims unto Phillip Brandon Howe and wife, Alexandra Marie Van Sise all his right, title and interest in and to the following described real property located in Davidson County, Tennessee known as 2724 Overhill Circle, Nashville, Tennessee 37214.

BEING part of Lot No. 65 on the Map of Bluefield as of record in Book 843, Page 16, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point in the southerly side of Overhill Drive 200.1 feet east of the easterly line of Lot No. 66; thence with said Drive, eastwardly 120 feet to the beginning of a curve; thence with said curve in a southeasterly direction 64.8 feet to the westerly side of the Cumberland Circle; thence with said Circle, southwardly 180 feet to the northeast corner of Lot No. 77; thence with the northerly line of Lot No. 77, westwardly 106 feet; thence northwardly 215 feet, more or less, to the beginning.

BEING the same property conveyed to Sandra P. Van Sise (deceased) and husband Keith A. Van Sise by warranty deed with right of survivorship from Martha Floyd Mabry, Oleen Mabry Harvey and John T. Harve of record in Book 8834, Page 160, Register's Office for said County. The said Gillock L. Mabry now being deceased.

This conveyance is subject to an Avigation Easement of record in Book 8834, page 157 Register's Office for said County.

IN TESTIMONY WHEREOF, I have hereunto set my signature on this 30th day of October, 2023.

Keith A. Van Sise

KEITH A. VAN SISE

STATE OF TENNESSEE
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1066794 DEEDQC
10/31/2023 12:54:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20231031-0085091

Personally appeared before me, a Notary Public in and for said County and State, KEITH A. VAN SISE, with whom I am personally acquainted, or who 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 30th day of October, 2023.

Notary Public
My Commission Expires: 3/6/2024

AMY L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2024

The actual consideration for this quitclaim transfer is $0.
This transfer is exempt pursuant to TCA 67-4-409(a)(3)(A)(iii)(E).

KEITH A. VAN SISE

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to before me, this the 30th day of October, 2023.

NOTARY PUBLIC
My Commission Expires: 3/6/2024

AMY L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2024