Karen Johnson Davidson County Batch# 1069191 DEEDQC 11/07/2023 08:42:32 AM 3 pgs Fees: $17.00 Taxes: $0.00 20231107-0086924	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 2023. Notary Public MY COMMISSION EXPIRES: 3/5/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Maltempo and Kimberly B. Maltempo, Trustees of the Maltempo Family Revocable Living Trust	**SAME**	**024-231.00 and 024-020.00**
(NAME) **2052 and 2054 Shaw Road**	(NAME)	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **John M. Maltempo and Kimberly B. Maltempo,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **JOHN M. MALTEMPO and KIMBERLY B. MALTEMPO, TRUSTEES OF THE MALTEMPO FAMILY REVOCABLE LIVING TRUST,** established by **THE REVOCABLE LIVING TRUST AGREEMENT OF JOHN M. MALTEMPO and KIMBERLY B. MALTEMPO, Dated October 31, 2023**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

TRACT NO. ONE

Land in Davidson County, Tennessee, described as Tract No. 1 according to survey by Ray G. Cole, Tennessee Surveyor, License No. 924, date November 12, 1997, and revised December 3, 1997, as follows:

BEGNIINIG at an iron pin set in the northerly margin of Shaw Road, a corner to R. E. Owens (Deed Book 2272, Page 601), and being the most southeast corner of this tract; thence with said road North 86 deg. 36'31" West, 50.00 feet to an iron pin set in the margin of said road, a corner to Tract No.2, this survey; thence leaving said road, North 00 deg. 59'33" East, 637.32 feet to an iron pit set, thence North 11deg. 06'08" West, 1000.20 feet to an iron pin set, a corner to said Tract No. 2 and a corner to Noble E. Cummings (Deed Book 3312, Page 451); thence North 76 deg. 45'31" East 435.30 feet to an iron pin set, to said Cummins and a corner to Mike Hosey (Deed Book 5651, Page 635); thence South 05 deg. 40'26" West 493.77 feet to an iron pin found, a corner to said Hosey and a corner to Dorothy R. Sutherland and Judy S. Moore (Deed Book 8418, Page 182); thence South 06 deg. 28'59" West 763.37 feet to an iron pin found; corner to said Sutherland and Moore and a corner to said Owens; thence South 06 deg. 55'20" West, 475.00 feet to the beginning.

TRACT NO. TWO
Land in Davidson County, Tennessee, described as Tract No. 2, according to a survey by Ray G. Cole, Tennessee Surveyor, License No. 924, dated November 12, 1997, and revised December 3, 1997, as follows:

BEGINNING at an iron pin found in the northerly margin of Shaw Road, a corner to Martha L. Morgan (Deed Book 6992, Page 284), and being the most southwest corner of this tract; thence leaving said road, North 00 deg. 42'08" West., 628.24 feet to an iron pin found, a corner to said Morgan; thence North 82 deg.11'20" West, 215.19 feet to an iron pin found, a corner to said Morgan and a corner to Tract No. 3, this survey thence North 45 deg. 04'12" West, 699.55 feet to an iron pin set, a corner to Tract No. 3, this survey and a corner to James D. Scott, Jr. (Deed Book 7151, Page 699); thence North 58 deg. 17'33" East, 280.12 feet to an iron pin found, a corner to said Scott; thence with said Scott and then the line of Lynda S. Woodard (Deed Book 8388, Page 809) North 06 deg, 53'02" East, 677.03 feet to an iron pin found in the line of said Woodard, a corner to Noble E. Cummings (Deed Book 3312, Page 451); thence North 89 deg. 22'15" East, 206.25 feet to an iron pin set, a corner to said Cummings, and a corner to Tract No. 1, this survey; thence South 11 deg. 06'08" East, 1000.20 feet to an iron pin set; thence South 00 deg.59'33" West, 637.32 feet to an iron pin set in the northerly margin of said Shaw Road, a corner to said Tract No. 1; thence North 86 deg. 36'31" West, 81.31 feet to the beginning

.

Being the same property conveyed to George and Julie Williams by Quitclaim deed from Julie W. Williams dated August 5, 2003 of record in Instrument Number 20030805-0110794, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John M. Maltempo and Kimberly B. Maltempo, husband and wife, by Warranty Deed from Geroge Williams and Julie Williams, husband and wife, dated January 31, 2017, of record in Instrument No. 20170131-0010286, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) *Property is subject to Restrictive Covenants contained Book 10751, Page 260 and Instrument Number 20030805-0110794, Register's Office for Davidson County, TN.*

2) *Property is subject to easement for Private Sewage Disposal and Driveway granted to George and Julie Williams of record in Instrument Number 20030819-0120118, said Register's Office.*

3) *Property is subject to easement for Private Sewage Disposal and Driveway granted George and Julie Williams of record in Instrument Number 20030821-0121679, said Register's Office.*

4) *Any and all restrictions, conditions, and easements of record.*

The previous conveyance of record has been included in legal description for reference.

Unimproved ( )
This is improved (X) property, known as: **2052 and 2054 Shaw Road, Goodlettsville, TN 37072**

Witness our hands, this the 31 day of October, 2023.

JOHN M. MALTEMPO

KIMBERLY B. MALTEMPO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN M. MALTEMPO** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 31st day of October, **2023.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KIMBERLY B. MALTEMPO** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 31st day of October, **2023.**

My Commission Expires: 3/3/2026

Notary Public

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026