Karen Johnson Davidson County
Batch# 1071224 DEEDQC
11/14/2023 08:38:36 AM 2 pgs
Fees: $13.00 Taxes: $199.80
20231114-0088585

Prepared by:
Margaret Brady, Attorney
103 Cumberland Street
Ashland City, TN 37015

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this transfer, or value of property (whichever is greater) is $54,000.00.

Stephanie Jenkins
Affiant

MARGARET BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn before me this 3 day of November, 2023.

Margaret Brady
Notary Public
My Commission Expires: 9/19/26

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Samuel Welch 3816 Baxter Avenue Nashville, TN 37216	Same as new owner	Map/Parcel:

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **STEPHANIE JENKINS** (the "Grantor"), has bargained and sold, and by these presents do transfer and convey, unto the said **SAMUEL WELCH, UNMARRIED** (the "Grantee"), all of her right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

Being a tract of land in the 3rd Council District of Davidson County and being a portion of the land conveyed to Stephanie Jenkins in Instrument No. 2023107-0081276 and more accurately described by a survey done by Anthony T. Bollinger RLS TN LIC No. 2095 dated 12/02/2022:

Beginning at an existing iron pin in the easterly margin of Lickton Pike, said pin being a common corner to Stephanie Jenkins QCD-20040223 0020512 RODCT; Thence now leaving said Jenkins with said margin for the next 3 calls: N 47°29'03"E 317.74 feet to a point; Thence N 46°12'05"E 257.97 feet to an existing iron pin; Thence N 41°39'41"E 36.07 feet to an existing iron pin, said pin being a common corner to John Gunn DB-20180911 0089992 RODCT and being most northeast corner of herein described tract; Thence now leaving said margin with said Gunn S 53°46'02"E 484.72 feet to an existing iron pin, said pin being a common corner to Patricia E. Wall WB-20100526 0040546 RODCT; Thence now leaving said Gunn with said Wall for the next 2 calls: S 52°17'18"W 313.50 feet to a point in the creek; Thence S 23°34'33"W 478.69 feet to an existing iron pin, said pin being a common corner to said Jenkins; Thence now leaving said Wall with said Jenkins for the next two calls: N 06°08'56"E 165.79 feet to an existing iron pin; Thence N 51°15'15"W 530.37 feet to the point of beginning containing 7.00 acres.

BEING a part of the land conveyed to Stephanie Jenkins by Raymond Edward Dale Ingram by deed of Record on October 17, 2023, in Instrument No. 20231017-0081276 in the Register's Office for Davidson County, Tennessee.

This is unimproved property.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 3 day of November, 2023.

Stephanie Jenkins

Stephanie Jenkins

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 3 day of November, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stephanie Jenkins with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purpose therein contained.

Witness my hand and official seal on this the 3 day of November, 2023.

Margaret Brady

Notary Public

My commission expires: 9/19/26

MARGARET BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM