Karen Johnson Davidson County
Batch# 1071884 DEEDQC
11/15/2023 09:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231115-0088979

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Prepared By & Return To:
Highland Title, LLC
879 GreenLea Blvd Ste 102
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $0.00

Brenda Hunter
Affiant-

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this 14 **day of November, 2023.**

Notary Public
My commission expires: 8/8/25

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan Andrew Wingo 1994 Wingo Way Goodlettsville, TN 37072	New Owner	Map / Parcel 01600009200

QUITCLAIM DEED

For and in consideration of TEN ($10.00) Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, I, **Frances Roberson Wingo,** Grantor, by these presents, do hereby quitclaim and convey unto **Jonathan Andrew Wingo,** hereinafter the Grantee, all of my rights, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee. **Grantor herein reserves a Life Estate in and to said property for her lifetime with the intention of her remainder interest vesting in the said Grantee,** to-wit:

Legal Description Attached as Exhibit A

This is improved property, known as: 1994 Wingo Way, Goodlettsville, TN 37072

Witness my hand this 14 day of November, 2023.

Frances Roberson Wingo
Frances Roberson Wingo

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Frances Roberson Wingo, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14 day of November, 2023.

Commission Expires:
8/8/25

Notary Public

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Land located in Goodlettsville, County of Davidson, State of Tennessee, to wit:

A parcel of land in the 10th Civil District of Davidson County, Tennessee, more particularly described according to a survey by Wayne S. Cooper, Sr., Surveyor, dated September 7, 1970, as follows: Beginning at an iron pin in the center line of a private road, being the original southeast corner of the original tract; thence N 5° 00' E 808 feet to an iron pin in edge of road and original line; thence continuing on with center of private road, N 61° 30' W 900 feet to an iron pin and stake near oak; thence S 15° 00' W 828 feet to an iron pin and stake; thence S 64° 30' E 27.8 feet to a point; thence S 52° 00' E 79.2 feet to a point; thence S 58° 30' E 198 feet to a point; thence S 62° 45' E 132 feet to a point; thence S 56° 00' E 66 feet to a point; thence S 77° 30' E 132 feet to a point; thence S 67° 00' E 132 feet to a point; thence S 52° 00' E 132 feet to a point; thence S 84° 30' E 151.1 feet to the point of beginning, containing 18.4 acres, more or less.

Being the same property conveyed to Jonathan Andrew Wingo and Frances Roberson Wingo by quitclaim Deed from Claudette W. Jones of record in Instrument No. 20060103-0000673, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is the following tract of land; Beginning at an iron road in the westerly boundary line of property owned by Jennifer Frensley of record in Deed Book 8790, page 201 in the Register's Office of Davidson County, Tennessee (RODCT) said iron rod marking the Southeast corner of the herein described tract and being located northerly approximately 587 feet from the northerly right-of-way of Union Hill Road (25 feet from the centerline); thence, leaving the point of beginning with the northerly boundary line of property owned by George T. Spencer and wife, of record in Deed Book 4577, page 371 (RODCT) as follows: North 81 degrees 12 minutes 51 seconds West 150.15 feet to an iron rod; North 48 degrees 27 minutes 52 seconds West 132.00 feet to an iron rod; North 63 degrees 27 minutes 49 seconds West 132.00 feet to an iron rod; North 73 degrees 57 minutes 57 seconds West 132.00 feet to an iron rod; North 52 degrees 27 minutes 53 seconds West 66.00 feet to an iron rod; North 59 degrees 12 minutes 52 seconds West 132.00 feet to an iron rod; North 68 degrees 12 minutes 53 seconds West 198.00 feet to an iron rod; North 43 degrees 27 minutes 55 seconds West 66.00 feet to an iron rod; North 60 degrees 57 minutes 54 seconds West 42.86 feet to an iron rod; thence with the easterly boundary line of property owned by Geneva Wingo Bates and Charles Leo Wingo of record in Deed Book 5103 page 872, Deed Book 2337, page 246 and Deed Book 2543, page 133 (RODCT) North 16 degrees 18 minutes 00 seconds East 394.41 feet to an iron rod; thence, severing subject property South 61 degrees 53 minutes 12 seconds East 987.50 feet to an iron rod; thence, with the westerly boundary line of the above mentioned Frensley property South 08 degrees 47 minutes 15 seconds West 373.47 feet to the beginning, containing 9.02 acres.

Being the same property conveyed to Claudette Wingo Jones and husband, Michael Wayne Jones by deed of record in Book 9218, page 95, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, **Brenda Huntsman**, 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 11/14/23.

Date

Brenda Huntsman

Affiant Signature

11/15/23

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of November, 2023.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

