Karen Johnson Davidson County
Batch# 1072758 DEEDQC
11/16/2023 02:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231116-0089521

Prepared from information submitted by the parties without opinion of title or survey by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Heather Nicole Bracey
5716 Clarksville Pike
Joelton, Tennessee 37080

SEND TAX BILLS TO:
Same

TAX MAP/PARCEL #
Map 029.00.00
Parcels 102.00 and 176.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For a good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **MARGARET B. LARKIN,** quitclaim and convey to **HEATHER NICOLE BRACEY** all of my right, title and interest and to the following described parcels of land in Davidson County, Tennessee:

TRACT I: Tax Map 29, Parcel 102.00 – 5716 Clarksville Pike

Land in Davidson County, Tennessee, described according to a survey by Ronald G. Taylor, RLS 2123, dated 8/15/2023, as follows:

Beginning at a 5/8" rebar set in the northerly right of way of Clarksville Pike/SR 112, 267.89 feet more or less from the corner of St. Lawrence Drive and a common corner of other property of Grantor per deed of record in Book 3649, Page 225, Register's Office for Davidson County, Tennessee, the point of beginning; thence with said right of way along a curve having a radius of 1945.00', a chord of 66.45', a bearing of N 24° 25' 14" W and a length of 66.45' to a 5/8" rebar set in said right of way; thence continuing with said right of way N 64° 36' 02" E 5.00' to a 5/8" rebar set; thence continuing with said right-of-way along a curve having a radius of 1950.00', a chord of 187.88', a bearing of N 28° 09' 38" W, and a length of 187.96' to a 5/8" rebar set; thence leaving said right of way N 56° 35' 39" E 145.04' to a 5/8 rebar set; thence S 37° 25' 39" E 243.00 feet to a 5/8 rebar set; thence S 53° 45' 37" W 194.83 feet to the point of beginning, containing 0.94 acres more or less.

TRACT II: Tax Map 29, Parcel 176.00 – 0 Clarksville Pk

Land in Davidson County, Tennessee, not separately described in the prior conveyances, and appearing from the deeds of the neighboring properties to be described generally as follows:

Beginning at a point in the southerly right of way of 112 Highway, a common corner with the Bishop Edward U. Kmiec property of record in Book 9401, Page 320; thence with Kmiec S55° 10" W 189 feet more or less to a stake; thence N 2° 37'E, a common line with Kmiec for 111.66 feet more or less, passing a concrete marker in this line at the common corner of Kmiec with Sawyer and Garner per Instrument 20211223-0169605, and continuing with Sawyer and Garner 226 feet more or less to a concrete marker in the southerly right of way of 112 Highway; thence with said right of way, a broken line 270 feet more or less southeastwardly to the point of beginning, containing 0.73 acres more or less.

THESE TRACTS being property conveyed to Marie Ertola Armstrong by warranty deed of record in Book 4070, Page 595, said Register's Office. The said Marie Ertola Armstrong subsequently died, and by her will, which is of record in Book 8041, Page 838, said Register's Office, devised said tracts to Margaret B. Larkin. Margaret Bracey Larkin and Margaret B. Larkin are the same person.

The preparer renders no opinion and makes no representation with respect to any matter of title, survey, tax or public benefit consequences, or the status of any undertaking by which the property is encumbered.

Witness my signature this date: 11/16/2023

Margaret B Larkin by Cynthia M. Larkin

Margaret B. Larkin, by
Cynthia Mary Larkin, her Attorney in Fact
POA recording info: 20231116-0089438

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Cynthia Mary Larkin, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, acknowledged herself to be Attorney in Fact for Margaret Bracey Larkin, and as such Attorney in Fact, executed the within instrument for and on behalf of said bargainor for the purposes therein contained as her free act and deed.

Witness my hand and seal this date: 11/16/2023

Notary Public

DANIELL WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/6/2026

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value for this transfer, whichever is greater, is $ -0- .

Affiant

Sworn to and subscribed before me this date: 11/16/2023

Notary Public

My commission expires: 7/6/2026

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 16TH day of NOVEMBER, 2023.

Date: 11-16-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 16TH day of NOVEMBER, 2023.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY