Karen Johnson Davidson County
Batch# 1072758 DEEDQC
11/16/2023 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231116-0089522

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:
Tina Matthews
5702 Clarksville Pike
Joelton, Tennessee 37080

SEND TAX BILLS TO:
Same

TAX MAP/PARCEL #
Map 029.00.00
Parcels 103.00

QUITCLAIM DEED

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

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 northeasterly right of way of Clarksville Pike/SR 112 at its corner with the margin of St. Lawrence Drive; thence with the right of way of Clarksville Pike along a curve having a radius of 1945.00 feet, a chord of 267.67 feet, a chord bearing of N 19° 29'46" W, and a length of 267.89 feet, to a 5/8" rebar set in said right of way, a common corner with property being simultaneously conveyed by grantor to Heather Nicole Bracey; thence with Bracey N 53° 45' 37" E 194.83' to a 5/8" rebar set; thence leaving Bracey N 53° 09'59" E 74.08' to a chain post; thence N 24° 43' 30" W 182.47' to a 5/8" rebar set; thence S 12° 01' 41" W 86.98 ' to a 5/8" rebar set; thence S 16° 19' 52" E 90.05' to an 5/8" rebar set in the margin of St. Lawrence Drive; thence with said margin S 70° 28' 30" W 223.46' to the point of beginning, containing 1.75 Ac. more or less.

Being the same property conveyed to Margaret Virginia Bracey by warranty deed from George F. Hostettler, Jr., and wife Martha Laura Hostettler, of record in Book 3649, Page 225, Register's Office for Davidson County, Tennessee. Margaret Virginia Bracey and Margaret Bracey Larkin are the same person.

Unimproved property known as 5702 Clarksville Pike, Joelton, Tennessee 37080.

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 Mary 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

DANIEL L. 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- .

Cynthia M. Larkin

Affiant

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

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/6/2026

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