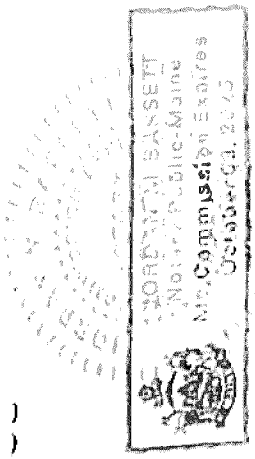
Karen Johnson Davidson County
Batch# 1088807 DEEDQC
01/05/2024 11:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240105-0001148



THIS INSTRUMENT PREPARED BY:

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STATE OF MAINE)
COUNTY OF York)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Jodie Wheeler, Affiant

Subscribed and sworn to before me this 21 day of December, 2023.

Notary Public

My Commission Expires: 10/03/25

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Kimberly Ann Novak 3285 Pugh Road Hermitage, TN 37076	-SAME-	124 00 0 013.00 124 00 0 125.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Jodie Wheeler**, hereby releases, remises and quitclaims unto **Kimberly Ann Novak** any and all right, title and interest Jodie Wheeler may have in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 21 day of December, 2023.

Jodie Wheeler

STATE OF MAINE)
COUNTY OF York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jodie Wheeler, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of December, 2023.

Notary Public

My Commission Expires: 10/03/25

JORDAN M BASSETT
Notary Public Maine
My Commission Expires
October 03 2025

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Parcel A (Map/Parcel 124 00 0 013.00)

Being Tract No. 7 on an unrecorded survey prepared by William A. Cummings, Registered Land Surveyor No. 1314, of Bob Cummings Land Surveyors, dated June 20, 1994, and being part of Parcel 013 Tax Map 124 described as follows:

Beginning at an iron pin in the northerly right of way (R/W) of Pugh Road (25 feet from centerline). Said iron pin being in the northerly boundary line of property owned by J. T. Bradford, Jr. of record in Deed Book 2647, Page 248, in the Register's Officer for Davidson County, Tennessee (RODCT); thence leaving the point of beginning with a curve in said R/W concave to the South having a radius of 347.46 feet and an arc distance of 50.00 feet through a central angle of 07 degrees 39 minutes and 01 seconds to an iron pin thence, severing subject property North 03 degrees 14 minutes 53 seconds East 1064.24 feet to an iron pin; thence, with the southerly boundary line of property owned by Brown Taylor and wife, Sammie of record in Deed Book 8215, Page 882 (RODCT) South 85 degrees 42 minutes 00 seconds East 273.42 feet to an iron pin; thence, with the westerly boundary of property owned by J. T. Bradford of record in Deed Book 2158, Page 119 (RODCT) South 04 degrees 03 minutes 56 seconds West 1064.33 feet to an iron pin; thence with the northerly boundary line of the above mentioned J. T. Bradford, Jr. property North 88 degrees 44 minutes 23 seconds West 209.70 feet to the beginning.

Being the same property conveyed to Freedom Partners Trust, by Warranty Deed from Laszlo Repas and wife, Hannelore Repas, dated March 3, 2020, and of record in Instrument No. 20200310-0026600, Register's Office for Davidson County, Tennessee.

Peter L. Leighton and Kimberly Ann Novak were the Trustees of Freedom Partners Trust. Peter L. Leighton died partially intestate on August 8, 2023. His estate was opened in the Seventh Circuit Court for Davidson County, Tennessee, under docket number 23P-1838. Jodie Wheeler is an heir-at-law.

This is improved property known as 3285 Pugh Road, Hermitage, Tennessee 37076

Parcel B (Map/Parcel 124 00 0 125.00)

Being Tract No. 6 on an unrecorded survey prepared by William A. Cummings, Registered Land Surveyor No. 1314, of Bob Cummings Land Surveyors, dated June 20, 1994, and being part of Parcel 013 Tax Map 124 described as follows:

Beginning at an iron pin in the northerly right-of-way (R/W) of Pugh Road (25 feet from the centerline). Said iron pin marking the Southwest corner of the herein described tract and being located easterly along said R/W as follows: South 67 degrees 17 minutes 49 seconds East 65.42 feet to the

beginning of a curve concave to the North having a radius of 911.25 feet and an arc distance of 289.53 feet through a central angle of 18 degrees 12 minutes and 16 seconds to the point of tangency; South 85 degrees 30 minutes 05 seconds East 796.89 feet from the easterly boundary line of property owned by Anna Mathis Doyle of record in Deed Book 4415, Page 398 in the Register's Office of Davidson County, Tennessee (RODCT); thence leaving the point of beginning and severing subject property North 03 degrees 14 minutes 53 seconds East 1059.38 feet to an iron pin; thence with the southerly boundary line of property owned by Brown Taylor and wife, Sammie of record in Deed Book 8215, Page 882 (RODCT) South 85 degrees 42 minutes 00 seconds East 258.26 feet to an iron pin; thence, again severing subject property South 03 degrees 14 minutes 53 seconds West 1064.24 feet to an iron pin; thence, with the northerly R/W of Pugh Road (25 feet from the centerline) as follows: with a curve concave to the South having a radius of 374.46 feet and an arc distance of 54.59 feet through a central angle of 08 degrees 21 minutes and 10 seconds to the point of tangency; North 85 degrees 30 minutes 05 seconds West 203.97 feet to the beginning containing 6.28 acres.

Being the same property conveyed to Freedom Partners Trust, by Warranty Deed from Laszlo Repas and wife, Hannelore Repas, dated March 3, 2020, and of record in Instrument No. 20200310-0026597, Register's Office for Davidson County, Tennessee.

Peter L. Leighton and Kimberly Ann Novak were the Trustees of Freedom Partners Trust. Peter L. Leighton and Kimberly Ann Novak were the Trustees of Freedom Partners Trust. Peter L. Leighton died partially intestate on August 8, 2023. His estate was opened in the Seventh Circuit Court for Davidson County, Tennessee, under docket number 23P-1838. Jodie Wheeler is an heir-at-law.

This is improved property known as 3277 Pugh Road, Hermitage, Tennessee 37076

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 12/21/23.

1/5/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of JANUARY, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024