THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive, Ste. 500
P.O. Box 527
Goodlettsville, Tennessee 37072

Karen Johnson Davidson County
Batch# 1095088 DEEDQC
01/29/2024 08:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240129-0005643

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcels
William Joseph Jackson Kathy Joanne Barnes Jackson 595 Hidden Acres Drive Madison, Tennessee 37115	Same.	062 00 0 240.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM JOSEPH JACKSON** and **KATHY JOANNE BARNES JACKSON**, co-tenants, by these presents does hereby quitclaim and convey unto **RUSSELL E. FREEMAN, TRUSTEE**, for the express purpose of making a re-conveyance to **WILLIAM JOSEPH JACKSON** and **KATHY JOANNE BARNES JACKSON**, Husband and Wife, and their successors and assigns, all right, title and interest in and to the following described tract of land:

Said land being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows; to wit:

Land in Davidson County, Tennessee, described according to an unrecorded survey by Allen R. Trumbo, Tennessee Surveyor License #1127, Dale & Associates, 516 Heather Place, Nashville, TN 37204, dated April 26, 1994, Job No. 87048, as follows:

BEGINNING at a point situated in the westerly margin of Hidden Acres Drive, said point being the southwest corner of the Metro Government Water and Sewer Property of record in Book 7044, page 613, R.O.D.C.T.; thence with said Road, South 13 deg. 45' 00" East a distance of 50.00 feet to an iron rod; thence leaving said Road, South 76 deg. 15' 00" West a distance of 194.73 feet to an iron rod situated in the center of a drain; thence along said drain, South 28 deg. 37' 20" West a distance of 33.93 feet to an iron rod situated in the center of a drain; thence along a curve to the right having a central angle of 86 deg. 14' 23", a radius of 125.20 feet, a tangent of 117.24 feet, a length of 188.45 feet and having a chord which bears N 68 deg. 00' 38" West a distance of 171.15 feet to an iron rod, situated in the center of a drain; thence North 20 deg. 05' 12" West a distance of 194.59 feet to an iron rod situated on the top bank of the Cumberland River; thence along said bank, North 10 deg. 21' 41" West a distance of 100.00 feet to a pike nail in a 15-inch hackberry tree situated in the southerly line of Judith F. Barnes and Jack B. Barnes property of record in Book 8467, page 389, and Book 9131, page 770 R.O.D.C.T.; thence along said line, North 78 deg. 21' 43" East a distance of 218.79 feet to an iron rod; thence North 81 deg. 31' 26" East a distance of 71.76 feet to an iron rod situated in the westerly line of Metro Government Water and Sewer

property of record in Book 7044, page 613, R.O.D.C.T.; thence along said line, South 42 deg. 01' 10" East a distance of 14.77 feet to an iron rod; thence along a curve to the right having a central angle of 28 deg. 57' 14", a radius of 600.00 feet, a tangent of 154.91 feet, a length of 303.20 feet, and a chord which bears South 28 deg. 13' 37" East a distance of 299.99 feet to the point of BEGINNING, containing 2.869 acres of land, more or less.

This property is improved property known as 595 Hidden Acres Drive, Madison, Tennessee 37115.

Being the same property conveyed to William Joseph Jackson and Wife, Kathy Joanne Barnes Jackson, by Warranty Deed from Joseph E. Redden and Wife Gladys Redden, of record in Book 9377, Page 837, Register's Office for Davidson County, Tennessee.

And now, I, the said, **RUSSELL E. FREEMAN, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **WILLIAM JOSEPH JACKSON** and Wife, **KATHY JOANNE BARNES JACKSON**, their heirs successors and assigns, all my rights, title and interest in the same property hereinabove described real property and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth and to be combined with the following tract of land described as follows:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $0.00.
Subscribed and sworn to before me this 26th day of January, 2024.

Affiant

My Commission Expires: 4/26/25

Notary Public (Affix Seal)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, NO TITLE EXAM, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 26 day of January, 2024, the bargaining party, having caused my name to be signed hereto on said day and date.

WILLIAM JOSEPH JACKSON

KATHY JOANNE BARNES JACKSON

RUSSELL E. FREEMAN, TRUSTEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Elizabeth G. Cooper, the undersigned, a Notary Public in and for said County and State, **WILLIAM JOSEPH JACKSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26th day of January, 2024.

NOTARY PUBLIC My Commission Expires: 4/26/25

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Elizabeth G. Cooper, the undersigned, a Notary Public in and for said County and State, **KATHY JOANNE BARNES JACKSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26 day of January, 2024.

NOTARY PUBLIC My Commission Expires: 4/26/25

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Elizabeth G. Cooper, the undersigned, a Notary Public in and for said County and State, **RUSSELL E. FREEMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26th day of January, 2024.

NOTARY PUBLIC

My Commission Expires: 4/26/25

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 1/26/2024 [DATE].

AFFIANT SIGNATURE

1/26/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 26th day of January, 2024.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

