Karen Johnson Davidson County
Batch # 1098768 DEEDQC
02/07/2024 12:18:34 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240207-0008663

This instrument was prepared by:
W. Patrick Smith
P.O. Box 555
Ashland City, Tennessee 37015

NAME / ADDRESS NEW OWNER:
Vincent T. Scalf
P.O. Box 96
Whites Creek, TN 37189

SEND TAX BILLS TO:
same

MAP & Parcel: 030 00 0 131.00

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QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ROSE M. GARRETT**, hereinafter called Grantor, by these presents do hereby quitclaim all of my interest unto **VINCENT T. SCALF**, hereinafter called Grantee, his heirs and assigns, a certain tract or parcel of land located in the Davidson County, Tennessee, described as follows:

(SEE ATTACHED EXHIBIT "A")

BEING the same property conveyed to Rose M. Garrett, by Special Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Thomas Evan Fetz in Instrument# 20140415-0031265, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This deed was prepared without the benefit of a title search.

Grantee assumes property taxes for 2024.

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

This is improved property known as 6594 Old Hickory Blvd., Whites Creek, TN 37189.

Witness my hand and official seal this 7th day of February 2024.

Rose M. Garrett

Rose M. Garrett

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STATE OF Tennessee

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rose M. Garrett, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person executing this instrument), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of February 2024.

WILLIAM P. SMITH STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

William P. Smith

Notary Public

My Commission Expires: 8/9/2027

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STATE OF Tennessee

COUNTY OF Cheatham

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

Affiant

Subscribed and sworn to before me, this 7th day of February, 2024.

WILLIAM P. SMITH STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

William P. Smith

Notary Public

My Commission Expires: 8/9/2027

EXHIBIT A

Land in 14th Civil District of Davidson County, Tennessee, described according to a survey by John B. Bates, Surveyor, dated June 3, 1977, as follows:

Beginning at an oak tree in the edge of Old Hickory Boulevard corner to an 8.39 acre tract sold to David Burgess; thence with Old Hickory Boulevard South 64 deg. 42' West 118.0 feet to a pipe corner to Richardson; thence with Richardson's line South 8 deg. 0' East 1,273.0 feet to an iron pin by a leaning hickory tree; thence South 64 deg. 15' East 100 feet to an iron pin corner to the Greg A. Teeple, et ux property of record in Book 5165, page 205, said Register's Office; thence with Teeple's line, North 4 deg. 40' East 1200 feet to an iron pin in the line of David Burgess; thence with Burgess' line North 56 deg. 28' West 300.0 feet to the point of beginning, containing 6.67 acres, more or less.