Karen Johnson Davidson County
Batch # 1098768 DEEDQC
02/07/2024 12:18:34 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240207-0008664

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: 028 00 0 105.00

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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 Warranty Deed from Hazel W. Bracy in Instrument# 20140515-0041631, 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 property known as 0 Marrowbone Lake Road, Whites Creek, TN.

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

Being property located along the easterly margin of Marrowbone Lake Road, in the 14th Civil District of Davidson County, Tennessee. Said property being known as Job # 14014 and described according to a survey made by Vester Land Surveying of March 23, 2014 as follows:

Beginning at an iron pin old in the easterly margin of Marrowbone Lake Road. Said pin being the westerly most corner of this tract and the southwest corner of Lot 4 of the E. G. Bracy Subdivision of record in Plat Book 5210, page 48, R.O.D.C., TN.; thence North 89° 14' 33" East, a distance of 390.21 feet to a concrete monument old; thence North 19° 22' 11" West, a distance of 215.62 feet to a concrete monument old; thence North 52° 25' 15" West, a distance of 270.19 feet to an iron pin old; said pin being a common corner to lots 3 and 4 of the E. G. Bracy Subdivision; thence North 06° 35' 20" West, a distance of 279.38 feet to an iron pin old; said pin being a common corner to lots 2 and 3 of the E. G. Bracy Subdivision; thence North 06° 32' 47" West, a distance of 82.39 feet to an iron pin old in the line of Paul L. Hicks (Deed Book 5049, page 96, R.O.D.C., TN.); thence with the line of Hicks North 89° 04' 24" East, a distance of 1935.43 feet to an iron pin new at a flagged plastic old; thence with the line of Carl Lee Flair and Wayne Winters (as Instrument No. 20100830-0068689 R.O.D.C. TN.); South 03° 40' 27" West, a distance of 808.86 feet to an iron rod old at a disturbed iron pipe; said rod being the southeast corner of this tract and the northeast corner of the Francis Anthony Dulich property of record as Instrument No. 20040624-0075235; Thence with the line of Dulich South 89° 48' 48" West, a distance of 1882.56 feet to an iron pipe old in the margin of Marrowbone Lake Road; thence with the margin of said road North 52° 20' 27" West, a distance of 80.68 feet to the point of beginning. Containing 32.74 acres more or less.