THIS INSTRUMENT PREPARED BY:
RUSSELL E. EDWARDS, Attorney at Law
177 East Main Street, Hendersonville, TN 37075
(FROM INFORMATION PROVIDED BY PARTIES)

MAP-PARCEL: 016-00-0-169.00

Karen Johnson
Batch # 1099112
02/08/2024 09:19:47 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20240208-0008865

QUITCLAIM DEED

FROM: John Guinn

SEND TAX BILLS TO NEW OWNER:
Mickie Guinn
2438 Union Hill Road
Goodlettsville, TN 37072

TO: Mickie Guinn

John Guinn, Grantor, hereby conveys and quitclaims unto Mickie Guinn, Grantee, all of his estate, right, title, interest and any claim he may have in and to a certain tract or parcel of improved property located at 2438 Union Hill Road, Goodlettsville, Davidson County, Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT "A".

Being the same property conveyed to John F. Guinn and Mickie S. Guinn, husband and wife, by warranty deed from Glenda M. Taylor, dated and recorded on May 27, 2016, of record in Instrument Number 20160527-0053951, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30TH day of January, 2024.

JOHN GUINN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared John Guinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Davidson County, Tennessee, this 30TH day of January, 2024.

NOTARY PUBLIC
My Commission Expires: JANUARY 4, 2027

JARROD M IMLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the transfer of this property is pursuant to a divorce decree, so it is an exempt transfer.

JOHN GUINN

Sworn to and subscribed before me, this
30TH day of January, 2024.

NOTARY PUBLIC
My Commission Expires: JANUARY 4, 2027

JARROD M IMLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

A Tract of land located on Union Hill Road in Davidson County, Tennessee, being a portion of Parcel 01600016300 on Davidson County GIS mapping belonging to Glenda M. & Thomas Leon Taylor as shown in Deed Book 7721 – Pg. 934 of the Registers Office of said county. All Parcels and Records referenced in the following description are from the Property Assessor and Register of Deeds offices of said county.

Tract I

Beginning at an Iron Rod (old), the southern most southeast corner of this tract, in the north margin (25 ft. ± from centerline) of Union Hill Rd. and in the center of a private drive said Iron Rod located 896 ft. ± northwest along the centerline from the centerline intersection of Union Hill Rd. and Crocker Springs Rd. and being the southwest corner of Parcel 01600000500 belonging to Barbara McAlister as shown in Deed Book 20080806 – Pg. 0080862 and proceeding;

1) With the North margin of said road, a fence generally with the next sixteen courses, a curve to the right having an arc length of 281.41 ft., a radius of 4914.10 ft. and a chord bearing and distance of N 46°19'41" W – 281.37 ft. to an Iron Rod (old) next to a large wood fence post and being the southeast corner of Parcel 01600016800 belonging to Dorthy & Curtis Murphy as shown in Deed Book 20090714 – Pg. 0065636, thence;

2) With the southeast line of Murphy, N 48°43'59" E – 353.60 ft., to an Iron Rod (old) and at the south edge of a small lake, thence;

3) Continuing with Murphy, N 42°26'34" W – 87.00 ft., to an Iron Rod (old) in the east line of Parcel 01600007700 belonging to Sadie E. Pewitt as shown in Deed Book 20090805 - Pg. 0073203, thence;

4) With the southeast line of Pewitt, N 47°59'29" E, crossing through the edge of said small lake at about 100 ft. and continuing in all 486.55 ft. to an Iron Rod (old), thence;

5) With the northeast line of Pewitt, N 40°37'48" W – 30.27 ft. to an Iron Rod (new), thence;

6) A new division by the following ten courses running with a fence: N 43°25'26" E – 17.77 ft.; N 66°33'53" E – 69.80 ft.; N 11°40'10" W – 44.20 ft.; S 70°56'43" E – 46.45 ft.; S 50°20'45" E – 11.53 ft.; S 89°33'07" E – 25.70 ft.; N 51°22'56" E – 102.88 ft.; N 61°31'47" E 16.31 ft.; N 83°54'08" E – 58.89 ft.; N 75°57'49" E – 81.55 ft. to an Iron Rod (new), Iron Rod is further located S 54°08'24" E – 73.7 ft. from an Iron Rod (old), in a southwest line of Parcel 01600022200 belonging to Caroline Allen & David Dunn as shown in Deed Book 20110203 Pg. 0009820, thence;

7) With a southwest line of Allen/Dunn, S 54°08'24" E, crossing a hollow at about 75 ft. and continuing in all 285.87 ft., with a fence, to an Iron Rod (old), fence turns southwest from this point, thence;

8) S 76°09'54" E, crossing a hollow at about 50 ft. and continuing in all 266.42 ft., to an Iron Rod (new), in a fence row located about 21 ft. west of an old fence (down), in the west line of Parcel 01600025200 belonging to Twila K. & James N. Brent as shown in Deed Book 9597 - Pg. 921, thence;

9) S 10°05'54" W – 182.89 ft. to an Iron Rod (old), generally along a fence, the northwest corner of Parcel 01600007200 belonging to Michael A. Krantz & Patrick L. Krantz as shown in Deed Book 20120914 – Pg. 0083805, thence;

10) With the west line of Krantz, S 7°23'28" W – 364.56 ft., to an Iron Rod (new) in a fence row, having a Tennessee State Plane Coordinate of North: 729748.62 ft. – East: 1726137.32 ft. with a corresponding Geodetic Coordinate of 36°20'06.9982" North Latitude and 86°49'22.1908" West Longitude thence;

11) A new line, N 82°09'27" W, crossing a hollow at about 240 ft. and continuing in all 525.72 ft. to an Iron Rod (new) in the northeast line of said McAlister, thence;

12) N 38°36'34" W – 170.21 ft. to an Iron Rod (old) in a fence and at a gate, thence;

13) S 51°24'36" W, a fence running irregular with this line and passing a gate at about 200 ft. and continuing in all 468.73 ft. to an Iron Rod (new), in the northwest edge of said private drive, having a Tennessee State Plane Coordinate of North: 729661.00 ft. – East: 1725143.91 ft. with a corresponding Geodetic Coordinate of 36°20' 06.0490" North Latitude and 86°49'34.3228" West Longitude, thence;

14) S 45°29'34" W – 198.53 ft. to the Point of Beginning containing 16.038 Acres more or less according to a survey by Marvin T. Wright R.L.S. # 2034 of Tennessee.