[redacted]

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

MAP-PARCEL: 023000014400

Karen Johnson
Batch # 1099112
02/08/2024 09:19:47 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240208-0008866

QUITCLAIM DEED

FROM: John Guinn

SEND TAX BILLS TO NEW OWNER:
Mickie Guinn
5161 Lickton Pike
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 5161 Lickton Pike, Goodlettsville, Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, beginning at an iron pin in the southern margin of Lickton Pike, said point being the northeast corner of the property of Elizabeth D. Ingram as of record in DB 3135, page 293, R.O.D.C.T., and the northeast corner of this tract; thence with the southern margin of Lickton Pike and a curve to the left having a delta of 07° 7' 12", radius of 628.050 feet, length of 78.046 feet, chord bearing of N 45° 16' 29" E 78.00 feet to a point; thence with road margin, N 41° 42' 53" E 312.00 feet to an iron pin; thence leaving said road margin, S 48° 17' 07" E 534.20 feet to an iron pin; thence, S 42° 25' 35" W 430.11 feet to an iron pin on the line of Ingram; thence with line of Ingram, N 43° 58' 29" W 535.21 feet to the point of beginning, containing 5.01 acres more or less, as surveyed by Donald R. Carver, January 18, 1989.

Being the same property conveyed to John Guinn and Mickie Guinn, by warranty deed from Dawn Eanes Wright and Ricky Edward Wright, wife and husband, as tenants by the entireties, dated and recorded on September 11, 2018, of record in Instrument Number 20180911-0089992, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 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