Karen Johnson Davidson County
Batch# 1100494 DEEDQC
02/13/2024 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240213-0009865

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 20 24.

Notary Public

MY COMMISSION EXPIRES: 07.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

WG-QCD-24-8814

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phillip Curtis Denning and wife, Casey Lynn Denning	**Same as new owner**	
(NAME)	(NAME)	**11200015500**
8814 Old Charlotte Pike,		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP CURTIS DENNING,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **PHILLIP CURTIS DENNING AND WIFE, CASEY LYNN DENNING** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lying and being in the 9th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a metal fence post set in the intersection of the west margin of Longview Drive and the north margin of Old Charlotte Road, said point being the northernmost southeast corner of the herein described tract; thence from said point of beginning and with the north margin of Old Charlotte Road the following calls: South 47 degrees 50 minutes 27 seconds West 61.03 feet, South 53 degrees 07 minutes 48 seconds West 54.02 feet, South 56 degrees 03 minutes 55 seconds West 47.69 feet, South 57 degrees 38 minutes 24 seconds West 35.29 feet, South 59 degrees 24 minutes 00 seconds West 47.30 feet, South 62 degrees 39 minutes 38 seconds West 48.88 feet, South 65 degrees 03 minutes 33 seconds West 66.39 feet, South 66 degrees 14 minutes 46 seconds West 57.83 feet, South 66 degrees 41 minutes 14 seconds West 128.87 feet, South 66 degrees 52 minutes 06 seconds West 18.77 feet to an oak tree in the north margin of Old Charlotte Road, said point being the southernmost southwest corner of the herein described tract; thence from said point and leaving said margin North 30 degrees 38 minutes 41 seconds West 175 feet to a metal fence post set; thence North 54 degrees 49 minutes 48 seconds West 785.40 feet to a metal fence post set in the south line of west; thence with the south line of west the following calls: South 88 degrees 26 minutes 04 seconds East 80 feet to a metal fence post set, South 88 degrees 26 minutes 04 seconds East 100 feet to a metal fence post set, South 86 degrees 26 minutes 04 seconds East 100 feet to a metal fence post set, South 88 degrees 26 minutes 04 seconds East 100 feet to a new iron pin set, thence from said point South 62 degrees 11 minutes 30 seconds East 236.07 feet with the South lines of West and Dunn to an iron pin found, thence from said point South 51 degrees 17 minutes 43 seconds East 286.51 feet with the south lines of Duffield and Sexton to an iron pin set, said point being the southeast corner of Sexton; thence from said point North 49 degrees 52 minutes 21 seconds East 373.59 feet to an iron pin found in the west margin of Longview Drive, said point being the northernmost northeast corner of the herein described tract; thence from said point and with the margin of Longview Drive the following calls: South 19 degrees 59 minutes 30 seconds East 59.31 feet, South 25 degrees 20 minutes 52 seconds East 63.36 feet, South 26 degrees 55 minutes 12 seconds East 141.81 feet, South 25 degrees 44 minutes 13 seconds East 28.93 feet to the point of beginning and containing 6.62 acres.

Included in the above description may be a portion of an easement as shown on plat for use of the Tennessee Valley Authority.

Being the same property conveyed to Phillip Curtis Denning from James C. Dawson and wife, Wanda Dawson by Warranty Deed of record in Instrument Number 20020709-0082269 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **8814 Old Charlotte Pike, Pegram, Tennessee 37143**.

Witness my/our hand(s) this the 12 day of February, 2024.

Phillip Curtis Denning

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP CURTIS DENNING, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of February, 2024 .

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, Gabriel R. Lutz, 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 **2/12/2024** (date of document).

Affiant Signature

Date **2/12/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **12** day of **February**, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027