Karen Johnson Davidson County
Batch# 1100494 DEEDQC
02/13/2024 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240213-0009866

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, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
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)	**11200001100**
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:

LAND in the 9th Civil District of Davidson County, Tennessee, being Tract No. 10 of Travis & Lewis Land Company's Subdivision of Small Farms, not of record, and being more particularly described according to a survey by John M. Sullivan, Engineer, dated May 11, 1957, as follows:

BEGINNING at an iron pin in the northerly margin of Manning Hollow Road at the southeasterly corner of the D.L. Smith Property, as of record in Book 2296, page 269, Register's Office for said County, fence line; thence with said line and along said fence, North 4° 02' East 463 feet to an iron pin, the northwesterly corner of subject property; thence South 88° 20' East 291.4 feet to an iron pin, the northeast corner of the subject property and the northwest corner of the property this date conveyed James Smiley and wife, Lillian Smiley, by deed from Travis & Lewis Land Company; thence South 619.9 feet to an iron pin in the northerly margin of Manning Hollow Road 304.2 feet to the point of beginning.

Being the same property conveyed to Phillip C. Denning, Married from Mary Jo Bryant, Married by Warranty Deed of record in Instrument Number 20150106-0001493 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: **4055 Manning Hollow Rd, 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/our hand(s) 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