Karen Johnson
Batch # 1102146
02/16/2024 02:58:58 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240216-0011016

THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.:
Thomas L. Reed, Jr. Attorney At Law POB 10437 MURFREESBORO, TN 37129	HN&Q Corporation 799 Elysian Fields Road Nashville, TN 37204-4416	2132 Bakers Station Rd. Goodlettsville, TN 37072	Owner	Map 6 Parcel 49

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, Ruth Anne Hardcastle Harris hereby quitclaims, transfers and conveys unto HN&Q Corporation, a Tennessee corporation, its successors and assigns, forever, that certain parcels of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows to-wit:

See Exhibit A for the legal description according to the March 23, 1992, survey of Cole Land Surveying.

Being the same property conveyed to HN&Q Corporation by deed of December 23, 1991, from Emma S. Jenkins of record in Deed Book 8514 at page 599 Registers Office of Davidson County, Tennessee. The Grantor inherited the 100 shares of stock in HN&Q Corporation owned by her late husband, Johnnie Harrold Harris by Will recorded as document #201907111-0067780 Registers Office of Davidson County, Tennessee. The purpose of this quitclaim deed is to remove any cloud on the title to the property described in Exhibit A that may have been created by recording the aforementioned Will of Johnnie Harrold Harris.

WITNESS MY HAND, this the 7th day of February

2024.

Ruth Anne Hardcastle Harris

Ruth Anne Hardcastle Harris

STATE OF FLORIDA]
:ss
COUNTY OF Lee]

Before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, personally appeared Ruth Anne Hardcastle Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainer, and that she as such executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and Official Seal this the 7 day of Feb 2024.

Notary Public State of Florida
Christopher Ramsey
My Commission
HH 263845
Exp. 5/11/2026

NOTARY PUBLIC

My Commission Expires: 5-11-26

STATE OF TENNESSEE]
:ss
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer is ~~$00~~.

Affiant

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

NOTARY PUBLIC

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 22, 2025

My Commission Expires: 10/22/25

COLE LAND SURVEYING
P.O. Box 170
White House, Tennessee 37188

WHITE HOUSE
672-4342

Exhibit A

March 23, 1992

H N & Q Corporation Property

Description: 72.56 Acres

Land in Davidson County, Tennessee located on the south side of Baker Station Road 0.5 mile along said road southwesterly from Highway 41, and being described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated March 12, 1992 as follows:

Beginning at an iron set in the easterly margin of Baker Station Road, the most northwest corner of this tract, and being a corner to Lucien Dale property (Bk. 5166, Pg. 56); thence, leaving said road and with the line of said Dale, N. 78 deg. 13 min. 45 sec. E. 824.22 feet to an iron pin (old), corner to said Dale, and a corner to J.T. Kemper (Bk. 1345, Pg. 690); thence, with the line of said Kemper for the next four calls as follows: S. 09 deg. 34 min. 37 sec. E. 330.00 feet to an iron pin set; thence, N. 70 deg. 55 min. 33 sec. E. 338.25 feet to an iron pin set; thence, N. 67 deg. 25 min. 59 sec. E. 165.00 feet to an iron pin set; thence, N. 81 deg. 25 min. 59 sec. E. 280.50 feet to an iron pin set by a corner post in the line of said Kemper, corner to James W. Hagey (Bk. 4254, Pg. 332); thence, with said Hagey, S. 04 deg. 55 min. 59 sec. W. 355.19 feet to an iron pin set in a fence line, corner to said Hagey; thence, continuing with the line of said Hagey, S. 06 deg. 32 min. 38 sec. W. 1031.25 feet to a large corner post, corner to said Hagey, and a corner to Lester B. Armistead (Bk. 6071, Pg. 331); thence, with the line of said Armistead, S. 11 deg. 34 min. 44 sec. W. 730.84 feet to an iron pin set, corner to said Armistead; thence, continuing with said Armistead for a ways and then the line of L & N Railroad, N. 83 deg. 36 min. 02 sec. W. 454.19 feet to an iron pin set; thence, continuing with said railroad, N. 59 deg. 18 min. 36 sec. W. 965.11 feet to a point; thence, continuing with said railroad, and a curve to the right having a radius of 3348.90 feet, an arc length of 509.11 feet, and a chord of N. 54 deg. 48 min. 33 sec. W. 508.62 feet to an iron pin set in the line of said railroad, corner to Ricky B. Ray (Bk. 7273, Pg. 165); thence, with said Ray, N. 33 deg. 08 min. 58 sec. E. 373.62 feet to an iron pin set; thence, continuing with the line of said Ray, N. 40 deg. 36 min. 02 sec. W. 588.88 feet to an

RAY G. COLE REGISTERED LAND SURVEYOR TENNESSEE NO. 924
3-23-92

continued

iron pin set, corner to said Ray in the southerly margin of said Baker Station Road; thence, with the margin of said road for the next four calls as follows: N. 88 deg. 11 min. 51 sec. E. 40.06 feet to a point; thence, with a curve to the left, having a radius of 522.35 feet, an arc length of 543.07 feet, and a chord of N. 58 deg. 24 min. 47 sec. E. 518.94 feet to a point; thence, N. 28 deg. 37 min. 44 sec. E. 74.98 feet to a point; thence, N. 22 deg. 19 min. 18 sec. E. 109.03 to the beginning, containing 72.56 acres more or less.

Subject to a T.V.A. Transmission Line Easement crossing the northeast corner of the above described tract.

Being a portion of property, and all of property north of the L & N Railroad of which was conveyed to H.N.&O. Corporation from Emma S. Jenkins in deed book 8514, page 599, Register's Office, Davidson County, Tennessee.

