Karen Johnson
Batch # 1102187
02/20/2024 08:50:22 AM
Fees: $42.00 Taxes: $0.00

Davidson County
DEEDQC
8 pgs

20240220-0011094

Prepared by:
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 12 **day of** Feb, **2024.**

Notary Public
My commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David Long	New Owner	031-00-0-011.00
640 Topeka Drive		p/o 031-00-0-120.00
Hermitage, TN 37076		

THE PURPOSE OF THIS DEED IS TO COMBINE THE PROPERTY INTO ONE TAX PARCEL WITH ONE TAX PARCEL IDENTIFICATION NUMBER AS 031-00-0-011.00 and ADDRESS 4886 LICKTON PIKE, WHITES CREEK, TN 37189.

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **David E. Long and Kay Smith Long, husband and wife, an undivided one-half interest, and Lydia Lea Merkle, a married woman, Sarah Deane Foster, a married woman, Marjorie Dawn Luckhardt, a married woman, and Rebecca Lynn Lams, a married woman, an undivided one-half interest,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **David E. Long and Kay Smith Long, husband and wife, an undivided one-half interest, and Lydia Lea Merkle, a married woman, Sarah Deane Foster, a married woman, Marjorie Dawn Luckhardt, a married woman, and Rebecca Lynn Lams, a married woman, an undivided one-half interest,** Grantee(s), their heirs and assigns, the entire right, title, and interest in and to the real property described as follows:

Tract #1:

A certain tract or parcel of land located in the First (1st) Council District of Davidson County, State of Tennessee, and described as follows, to-wit:

Beginning at a point in the eastern boundary line of the property conveyed to Fred Harrison, et ux, by deed from Fisher Melton, et ux, of record in Book 1764, Page 29, Register's Office for said County, being the northwest corner of the property conveyed to Lewis B. Ingram, et ux, by deed from H. W. Lyons, e.t al, of record in Book 1320, Page 654, said Register's Office, (formerly C.C. Owens' tract); thence with said Ingram's formerly Owens' northern boundary line, South 65 degrees east 82-1/2 feet, South 27 degrees east 237.6 feet, and South 36 degrees east 300.3 feet to a southwest corner of the property conveyed to John D. Brown, et ux, by deed from

Ella Owens, et al, of record in Book 2539, Page 91, said Register's Office; thence with Brown's line North 51 degrees 30' East 492 feet, South 73 degrees East 680 feet, North 33 degrees East 462 feet; North 73 degrees West 957 feet, South 33 degrees West 83.5 feet, and North 70 degrees West 610 feet to a point in said Harrison's Eastern boundary line; thence with said Harrison's east line as described in said deed and as fixed by procession survey of Annie O. Townes' land by Erle Drake, County Surveyor, December 12, 1921, South 18 degrees West 356.4 feet to a stone, black locust and chestnut pointers, and continuing with said line 40 degrees West 132 feet to the beginning.

Being the same property conveyed to David E. Long and wife, Kay Smith Long as to a one-half undivided interest and Dixie Keith as to a one-half undivided interest, as tenants in common, by Warranty Deed from Aimee Ray as an heir-at- law of William Christopher Lewis, deceased and as Administratrix of the Estate of William Christopher Lewis and Amanda Coe as an heir-at-law of the said William Christopher Lewis which deed is dated August 31, 2012 and recorded on September 9, 2012 as Instrument No. 20120911-0082332 in the Register's Office for Davidson County, Tennessee. The said Dixie Keith aka Dixie Lee Keith having since died testate on March 24, 2017, and by the Last Will and Testament of the said Dixie Keith, Probate Docket No. 17P1335, Linda C. Mayes was appointed Executrix of the estate of Dixie Keith and further named as the devisee and beneficiary of the entirety of the Estate of said Estate. Linda C. Mayes in her capacity of Executrix of the Estate of Dixie Keith and further in her individual capacity conveyed her interest in and to above property to herself, Linda C. Mayes, Individually, in and to the above property which property is a portion of that property described in Executrix's and Quitclaim Deed dated August 9, 2018 and recorded as Instrument No. 20180831-0086812, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Lysia Lea Merkle, Sarah Deane Foster, Marjorie Dawn Luckhardt, and Rebecca Lynn Lambs, in equal shares, as tenants in common, by Quitclaim Deed from Linda C. Mayes, dated October 26, 2018 of record as Instrument No. 20181105-0109425, Register's Office for Davidson County, Tennessee. Said deed having since been corrected by Scrivener's Affidavit to show the corrected name of Rebecca Lynn Lambs as Rebecca Lynn Lams.

This property is improved property known as: **4886 Lickton Pike, Whites Creek, TN 37189.**

Tract #2:

Being a tract of land in the First (1st) Council District of Davidson County and being a portion of land conveyed to Grace Community Church QCD- 20181105-0109426 R.O.D.C.T. more accurately described by a survey done by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 09/03/23:

Beginning an existing iron, said pin being David Long, Kay Smith, & Lydia Merkle in DB-20181105-010945 R.O.D.C.T. most southeast corner; Thence now leaving said Long, Smith, and Merkle with Grace Community Church QCD- 20181105-0109426 R.O.D.C.T. for the next 3 calls: S 72°40'21''E 100.00 feet to a set iron pin; Thence S 32°57'10''W 225.00 feet to a set iron pin; N 83°55'28''W 1009.94 feet to a set iron pin; Thence now leaving said Grace Community Church with said Long, Smith, and Merkle for the next 2 calls: N 50°22'52''E 493.64 feet to an existing iron pin; Thence S 72°40'21''E 681.89 feet to the point of beginning containing 6.04

acres.

Being part of the same property conveyed to Grace Community Church by Quitclaim Deed from Linda C. Mayes dated October 26, 2018 of record as Instrument No. 20181105-0109426, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to David E. Long and Kay Smith Long, husband and wife, an undivided one-half interest, and Lydia Lea Merkle, a married woman, Sarah Deane Foster, a married woman, Marjorie Dawn Luckhardt, a married woman, and Rebecca Lynn Lams, a married woman, an undivided one-half interest, by Quitclaim Deed from Grace Community Church dated February 20, 2024 of record as Instrument No. 20240220-0011092, Register's Office for Davidson County, Tennessee.

This property is improved property known as: **part of 4880 Lickton Pike, Whites Creek, TN 37189.**

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

[THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY.]

WITNESS my hand this 12 day of February, 2024.

David E. Long

Kay Smith Long

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David E. Long and Kay Smith Long,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of February, 2024.

Notary Public

My commission expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

WITNESS my hand this 12 day of February, 2024.

Lydia Lea Merkle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lydia Lea Merkle,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of February, 2024.

Notary Public

My commission expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

WITNESS my hand this 12 day of February, 2024.

Sarah Deane Foster

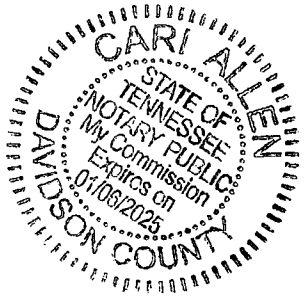
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sarah Deane Foster,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of February, 2024.

Notary Public

My commission expires: 1-6-25



WITNESS my hand this 12 day of February 2024.

Marjorie Dawn Luckhardt

Marjorie Dawn Luckhardt

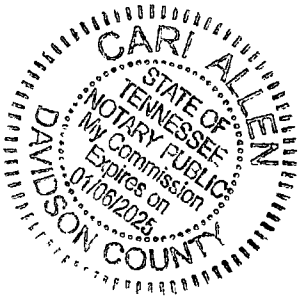
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marjorie Dawn Luckhardt,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of February, 2024.

Notary Public

My commission expires: 1-6-25



WITNESS my hand this 12 day of February, 2024.

Rebecca Lynn Lams

Rebecca Lynn Lams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebecca Lynn Lams,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of February, 2024.

Notary Public

My commission expires: 1-6-25

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 01/06/2025
DAVIDSON COUNTY