Karen Johnson Davidson County
Batch# 1102267 DEEDQC
02/20/2024 09:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240220-0011211

STATE OF TENNESSEE
COUNTY OF SUMNER

I/we hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 16th day of February, 2024.

Notary Public
My commission expires: 1/29/25

REX CHAMBERLAIN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
CHAMBERLAIN FIRM, PLLC
131 INDIAN LAKE RD., SUITE 201
HENDERSONVILLE, TN 37075

Address of Owner:	Send Tax Bills To:	Map/Parcel Number:
Etta Louise Eidson 5080 Clarksville Pike Whites Creek, TN 37189	Etta Louise Eidson 5080 Clarksville Pike Whites Creek, TN 37189	039 00 0 078.00

Quitclaim Deed

For and in consideration of zero dollars ($0.00) and/or other good and valuable consideration, **David E. Eidson, Sr. and Julia J. Eidson, husband and wife,** (hereinafter referred to as the "Grantors") release and quitclaim to **Etta Louise Eidson,** their interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described according to a survey dated March 28, 1978, by Southern Land & Associates, Inc., as follows:

Beginning at a point in the center of the Clarksville Highway, U. S. 41A, at the northwesterly corner of the property conveyed to Elizabeth Candance Hazelwood and Willie Mai Hazelwood by deed from George Hazelwood and wife, of record in Book 3222, page 309, Register's Office for said County; thence, with Hazelwood's northerly property line and along the southerly margin of an eight (8) foot access road right-of-way, N. 72°E. 115.5 feet to a point; thence, with Hazelwood's northwesterly property line and the southeasterly margin of said eight (8) foot right-of-way, N. 35° 45' E. 130.0 feet to an iron pin; thence, continuing with Hazelwood's northwesterly property line and the southeasterly margin of said eight (8) foot right-of-way, N 25° 45' E. 118.0 feet to an iron pin at the southeasterly rear corner of the property conveyed to Candance Hazelwood by deed from Lovella Hazelwood, et al, of record in Book 2929, page 583, said Register's Office; thence, with Candance Hazelwood's southeasterly property line, S 62° 13' W 322.3 feet to a point in the center

of Clarksville Highway; thence, with the center of said Highway, S 27° E 106.0 feet to the point of beginning.

Being the same property conveyed to David E. Eidson, Sr. and wife, Julia J. Eidson by Deed from Edwin N. Zimmerle and wife, Cynthia L. Zimmerle, recorded on October 20, 1989 in Record Book 7964, Page 715, Register's Office for Davidson County, Tennessee.

Grantors convey interest in the aforementioned tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said Grantee, its heirs, successors, and assigns, forever.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

This is improved property known as 5080 Clarksville Pike, Whites Creek, TN 37189.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and affixed his seal, the day and year first above written.

David E. Eidson SR
David E. Eidson, Sr.

Julia J. Eidson
Julia J. Eidson

STATE OF TENNESSEE)
) ss:
COUNTY OF SUMNER)

On this 16th day of February, 2024 before me personally appeared **David E. Eidson, Sr. and Julia J. Eidson** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

REX CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My commission expires: 1/29/25

Tennessee Certification of Electronic Document

I, Dwight Eidson, 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 2/16/2024 (date of document).

Affiant Signature

2/16/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1/29/25

NOTARY'S SEAL

REX CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY