RECORD AND RETURN TO:
Boston National Title Agency
400 Rouser Rd. Bldg. 2 / Suite 500
Coraopolis, PA 15108

Karen Johnson Davidson County
Batch# 1103532 DEEDQC
02/22/2024 12:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240222-0012197

File No. TN23108196

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 038 00 0 025.00

QUITCLAIM DEED

Exempt: Section 67-4- 409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) - no transfer tax is due.

THIS DEED made and entered into on this 15 day of February, 2024, by and between **George Stephen Henry, who acquired title as George Steven Henry, a single person,** residing at 5377 Eatons Creek Road, Ashland City, TN 37015, hereinafter referred to as Grantor(s) and **George Stephen Henry, a single person,** residing at 5377 Eatons Creek Road, Ashland City, TN 37015, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 5377 Eatons Creek Road, Ashland City, TN 37015

Being the same property conveyed to the Grantor(s) in a Deed recorded on 10/28/1980 under Book 5670, Page 432 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

George Stephen Henry, who acquired title as George Steven Henry

George Stephen Henry, who acquired title as George Steven Henry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **George Stephen Henry, who acquired title as George Steven Henry**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Ashland City, TN, this 15 day of February, 2024.

Notary Public

My Commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Tayra Reed
Affiant

Print Name: Tayra Reed

STATE OF Pennsylvania
COUNTY OF Allegheny

Subscribed and sworn to before me this 10th day of February, 2024.

Abigail Serpa
Notary Public

My Commission Expires: 4-11-2026

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

Name and address for person(s) responsible for taxes:

George Stephen Henry
5377 Eatons Creek Road
Ashland City, TN 37015

Name and address of property owner:

George Stephen Henry
5377 Eatons Creek Road
Ashland City, TN 37015

Tennessee Certification of Electronic Document

I, Taylor Reed, 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 February 15th, 2024 (date of document).

Taylor Reed
Affiant Signature

Print Name: Taylor Reed

February 16th, 2024
Date

STATE OF Pennsylvania
COUNTY OF Allegheny

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

Abigail S
Notary Public
My Commission Expires: 4-11-2026

Commonwealth of Pennsylvania - Notary
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain real estate in Davidson County, Tennessee, as follows:

LAND in the 14th, formerly 24th, Civil District of said County, located on the westerly side of EATON'S CREEK ROAD, and described as follows: BEGINNING at the northeasterly corner of the 10 acre tract conveyed by F. B. KELSEY and wife to JAMES LEE YOUNG and wife by deed of record in book 2138, page 377, and corrected by instrument of record in book 2141, page 231, Register's Office for said County, said beginning point being the center of EATON'S CREEK ROAD; thence running along the center of said road north 1° 45' west 225 feet to a point; thence continuing with the center of said road north 11° 15' west 805.3 feet to a point; thence leaving said road south 64° west 1215 feet to a point in the westerly boundary of the 66.8 acre tract conveyed by F.L.Dixon and wife to F. B. Kelsey and wife by deed of record in Book 1906, Page 47, and corrected by instrument of record in Book 2141, page 231, of said Register's Office; thence along said westerly boundary south 2° west 440 feet to the northwesterly corner of the said 10 acre tract conveyed to JAMES LEE YOUNG and wife; thence along Young's northerly boundary south 88° east 1270 feet to the point of beginning, containing 20 acres, more or less.

Parcel ID Number: 038 00 0 025.00

Property commonly known as: 5377 Eatons Creek Road, Ashland City, TN 37015