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 27 day of February, 2024.

Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Karen Johnson Davidson County
Batch# 1105267 DEEDQC
02/28/2024 11:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240228-0013618

Address New Owner as:	Tax Bill To:	Map / Parcel
Amanda Parker 114 Edgewood Dr, Hendersonville, TN 37075	New Owner	P/O 033 00 0 019.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **W. Michael Kennedy and wife, Nancy C. Kennedy** (hereinafter collectively referred to as the "Grantors") do hereby quitclaim and convey unto **Amanda Parker** (hereinafter collectively referred to as "Grantee"), all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated September 14, 2023, and known as Job No. 230173 as follows:

Beginning at an existing iron pin in the northerly margin of Old Dickerson Road, the southeast corner of Michael Woods property (Inst # 200302100018195 R.O.D.C., Tn.) thence with the said northerly margin N75°50'47"E 295.89' to an iron pin set; thence N72°58'41"E

93.06' to the TRUE POINT OF BEGINNING of the herein described tract ; thence leaving Old Dickerson Road and with the line of Tract 1 of this property division N02°27'30"E 1330.88' to an iron pin set on the southerly margin of Dry Creek Road, said point being S77°15'11"E 629.35' from the northeast corner of the Ronald G. Haynes property (INST # 201810290106634 R.O.D.C., Tn.); thence with the southerly margin of said Dry Creek Road (25' from the centerline) S77°15'11"E 26.14' to an iron pin set this survey; thence with a curve to the right having a radius of 1637.04' and a long chord of 218.18', said chord having a bearing of S73°23'50"E a distance along the curve of 218.34' to an iron pin set; thence S68°56'22"E 615.66' to an iron pin set; thence leaving the said Dry Creek Road S01°35'02"W 716.62' to an iron pin set on the northerly margin of Old Dickerson Road; thence with the said margin (25' from the centerline) S69°22'15"W 614.56' to an iron pin set; thence S68°23'26"W 291.74' to the point of beginning, containing 19.55 acres, more or less.

Being part of the same property, conveyed to Michael W. Kennedy et ux Nancy C. Kennedy by deed of record in Inst # 201907150068663 Register's Office Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 27 day February, 2024.

W. Michael Kennedy

W. Michael Kennedy

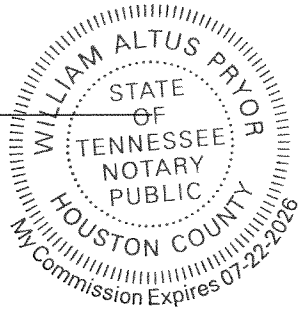
Nancy C. Kennedy

Nancy C. Kennedy

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named W. Michael Kennedy and Nancy C. Kennedy, the Grantors, 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 and official seal at Nashville, Tennessee, this 27 day of February, 2024.

My Commission Expires: 

William Altus Pryor
Notary Public

Certificate of Authenticity

I, Robert J. Notestine, III, 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 27, 2024.

Robert J. Notestine III
AFFIANT SIGNATURE

02/28/2024
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 28th day of February, 2024.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026