Karen Johnson Davidson County
Batch# 1110114 DEEDQC
03/12/2024 11:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240312-0017078

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary Joyce Wolfe, Trustee 5584 Hill Road Brentwood, TN 37027	Same	105 16 0 074.00 105 16 0 077.00 161 00 0 037.00 134 00 0 087.00 134 00 0 086.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARY JOYCE WOLFE, a/k/a JOYCE BARNES WOLFE, a/k/a MARY JOYCE B. WOLFE (the "Grantor"), hereby quitclaim and convey to MARY JOYCE WOLFE, TRUSTEE OF THE MARY JOYCE WOLFE REVOCABLE TRUST, her successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto

[See next page for signatures.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 6th day of March, 2024.

Mary Joyce Wolfe
MARY JOYCE WOLFE

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Mary Joyce Wolfe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 6th day of March, 2024.

TRACY R POTTS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
MY COMMISSION EXPIRES 4-22-2024

Tracy R Potts
Notary Public
My Commission Expires: April 22, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

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

Notary Public
My Commission Expires: 3·3·2026

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

EXHIBIT A

105 16 0 074.00 (2001 Gladstone Ave)
105 16 0 077.00 (2007 Gladstone Ave)

Tract 1: Being Lots 117, 118 and 119 on the Map of Corinne Place, as of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.

Said Lots 117, 118 and 119 front together 132.70 feet on the westerly margin of Gladstone Avenue and run back between parallel lines 165 feet to an alley, measuring 132.70 feet thereon.

Tract 2: Being Lot 120 on the Map of Corinne Place, as of record in Book 332, page 1, Register's Office for Davidson County, Tennessee.

Said Lot 120 fronts 50 feet on the westerly side of Gladstone Avenue and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Mary Joyce Wolfe by deed of record in Book 9378, page 445, Register's Office for Davidson County, Tennessee.

161 00 0 037.00 (5584 Hill Rd)

TRACT I: Tract of land in the 6th Civil District of said County, and State, being part of G.L. Thalman Farm, according to a survey made by James L. Murphy Jr. & Co., dated Nov. 19, 1962, more particularly described as follows: BEGINNING at a point in the northerly margin of Hill Road, said point being 31.02 feet easterly from the southeast corner of property conveyed to Ethelyne Tatom, et als, by deed from Jim B. Smith, et ux, of record in Book 3314, page 467, said Register's Office; thence south 73°15' east a distance of 250 feet along the northerly margin of Hill Road to an iron pin; thence north 1°38' east a distance of 434.05 feet to a point; thence north 73°15' west a distance of 250 feet to a point; thence south 1°38' west a distance of 434.05 feet to the point of beginning, said tract containing 2.405 acres, more or less.

TRACT II: Tract of land in the 6th Civil District of said County and State, being part of F.L. Thalman Farm according to a survey made by James L. Murphy Jr. & Co., dated Dec. 3,1962, more particularly described as follows: BEGINNING at a point in the northerly margin of Hill Road, said point being at the southeast corner of the property conveyed to Nelson Baird and wife, Grace Baird, by deed from G. L. Thalman and wife, Katherine Thalman, of record in Book 3465, page 17, Register's Office for said County; thence north 5°31' east 427.20 feet to a point; thence north 73°15' west 30 feet to a point; thence south 1°38' west 434.05 feet to the point of beginning, said tract containing .144 acres, more or less.

Being the same property conveyed to Joyce Barnes Wolfe by deed of record in Book 4678, page 821, Register's Office for Davidson County, Tennessee.

134 00 0 087.00 (1211 Antioch Pk)

Land in the 5th Civil District of Davidson County, Tennessee, described partly according to a survey made by Erle Drake, County Surveyor, dated January 6, 1936, as follows:
Beginning at a point in the centerline of Antioch Pike, as shown on said Drake Survey; being South 45° East 443.6 feet from the centerline of Ezell Road; thence South 45° West 374 1/3 feet to a point; thence South 85° East 74.9 feet to the southwest corner of a tract conveyed to James C. Hill and wife, by Deed from Grover C. Hill and wife, as of record in Book 2094, Page 117, Register's Office; thence along with James C. Hill's westerly line, North 41° 51' East 304 feet more or less to the centerline of Antioch Pike; as shown on said Drake Survey; thence with the centerline of the same, North 45° West 73 2/3 feet to the beginning.

Being the same property conveyed to Donald Ray Wolfe and wife, Mary Joyce Wolfe by deed of record in Book 5730, page 498, Register's Office for Davidson County, Tennessee, the said Donald Ray Wolfe having since died.

134 00 0 086.00 (1207 Antioch Pk)

TRACT NO. I:

Land in the 5th Civil District of Davidson County, Tennessee, described according to a survey by Alley & Brown, Engineers, dated May 6, 1968, as follows:

Beginning at an iron pin in the southerly margin of Antioch Pike, a distance of 340 feet, more or less, measured along said margin, from the center line of Paragon Mills Road; thence along said margin South 45° 40' east 80 feet; thence south 39° 31' west 325 feet along an existing fence; thence north 85° 55' west 24.5 feet; thence north 10° east 121.20 feet along an existing fence line; thence north 39° 31' east 240.5 feet to the beginning, containing 0.55 acre, more or less.

TRACT NO. II:

A certain tract of land in the 5th Civil District of Davidson County, Tennessee, lying between the properties owned by John Uhlian and W. P. Fults.

Said tract fronts 144 feet 10 inches on the south margin of Antioch Pike, and extends back 241 feet on the easterly line and 291 feet 4 inches on the westerly line, to a point in the rear, and is triangular in shape.

Being the same property conveyed to Donald Ray Wolfe, Sr. and wife, Mary Joyce B. Wolfe by deed of record in Book 8019, page 914, Register's Office for Davidson County, Tennessee, the said Donald Ray Wolfe having since died.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Mar 6, 2024 (date of document).

Affiant Signature

03/12/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of March, 2024.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

