(1)

Karen Johnson Davidson County
Batch # 1111910 DEEDQC
03/18/2024 09:09:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240318-0018355

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 13th day of March, 2024.

Notary Public: _____
My Commission Expires: _____

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Brandon Douglass Krell	New Owner	063-00-0-089.00 &
325 Menees Lane		074-00-0-044.00
Madison, TN 37115		

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Kristen Lea Lytle** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **Brandon Douglass Krell** (hereinafter referred to as "**GRANTEE**") his heirs and assigns, in and to the following tract of land being more particularly described as follows:

First Tract: (325 Menees Lane):

A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of the Ed Marlin Farm and being part of Tracts Nos. 2 and 3 of the Hillin Farm Subdivision, not of record, which said Subdivision is a subdivision of part of Lots Nos. 1 and 2 on the map of the Plan of Gibson-Harris Land of record in Plan Book 1, page 34, Chancery Court at Nashville, and described partially according to a survey made by Cantrell, Connell and Morrison, Engineers, August 24, 1957, and partially according to a survey made by Odo E. Rhodes, July 28, 1958, as follows:

Beginning at a point in the southerly margin of Menees Road, said point being north 89°30' west, 737.3 feet from the northwest corner of Tract No. 1 of the said Hillin Farm Subdivision; thence south 3°15' east 700 feet to a point; thence south 3°45' west, 1169.5 feet to a point; thence north 88°55' west, 233 feet to a point; thence north 3°45' east, 1169.5 feet to a point; thence north 3°15' west 700 feet to a point in the southerly margin of said Menees Road; thence south 89°30' East 233 feet to the point of beginning, containing 10 acres.

Being the same property conveyed to Brandon Douglass Krell and Kristen Lea Lytle, by Warranty Deed dated March 1, 2022, from Cynthia Marie Lamarr, and husband Jimmy Allen Lamarr, of record in Instrument No. 20220304-0025219, Register's Office for Davidson County, Tennessee.

Second Tract: (0 Menees Lane):

Being in the 11th Civil District of Davidson County, Tennessee, being part of the Ed Marlin Farm and part of Tract #3 of the Hillin Farm Subdivision, not of record, which said subdivision is s subdivision of a part of Lots Nos. 1 and 2 on the Map of the Plan of Gibson Harris Land, of record in Plan Book 1, page 34, Chancery Court at Nashville, and described according to surveys made by Odo C. Rhodes, July 28, 1948, and made by Cantrell, Connell & Morrison, Engineers, August 24, 1957, as follows:

Beginning at an iron pin at trunk of 12 inch elm, said iron pin being located at the southwesterly corner of the property conveyed to James O. Jones and wife, Mary M. Jones by deed from E. E. Marlin and wife, Florence Claudin Marlin, of record in Book 2701, page 225, Register's Office for said County; thence north 3°45' east 814 feet to a point; thence north 88°55' west 676 feet to a point; thence south 2°15' west 814 feet to an iron pin by 24" hackberry; thence north 88°55' west 700 feet to the beginning, containing 12.8 acres.

Being the same property conveyed to Brandon Douglass Krell and Kristen Lea Lytle, by Warranty Deed dated March 1, 2022, from Cynthia Marie Lamarr, and husband Jimmy Allen Lamarr, of record in Instrument No. 20220304-0025219, Register's Office for Davidson County, Tennessee.

This property is commonly known as: 325 Menees Lane & 0 Menees Lane, Madison, TN 37115.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 13th day of March, 2024.

Kristen Lea Lytle

Brandon Douglass Krell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kristen Lea Lytle,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 13th day of March, 2024.

NOTARY PUBLIC

My Commission Expires:

MISTY M. THOMPSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brandon Douglass Krell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 13th day of March, 2024.

Polly E Lavit
NOTARY PUBLIC

My Commission Expires:

