THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1111933 DEEDQC
03/18/2024 09:51:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240318-0018389

RECORDER AND ASSESSOR PLEASE NOTE:

THIS QUITCLAIM DEED IS MADE FOR THE PURPOSE OF REQUESTING THAT THE COVERED TAX PARCELS, ALL VESTED IN THE SAME OWNER, NOW BE CONSOLIDATED FOR PROPERTY TAX PURPOSES UNDER ONE TAX PARCEL.

Preparer's Disclaimer: This instrument was prepared without the benefit of title examination, which was not requested by the parties herein. The preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, correctness of survey information or legal description, existence or nature of any restrictions, whether there are physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument or any prior instrument in title, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. Further, no advice has been requested of or given by the Preparer regarding any implications regarding taxes, inheritance, estate planning, or the like.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID Nos.:
SEAN MICHAEL HAYWOOD 906 TULIP GROVE ROAD NASHVILLE, TN 37076	OWNER	075 00 0 119.00, 075 00 0 147.00, AND 075 00 0 148.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of requesting that the Davidson County Assessor of Property combine the within described property, currently under three separate tax parcels, be united under a single tax parcel, I, **SEAN MICHAEL HAYWOOD**, hereinafter called the Grantor, do hereby Quitclaim unto myself, **SEAN MICHAEL HAYWOOD**, hereinafter called the Grantee, his successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Tax Map 75.00 - Parcel 119.00, 147.00, & 148.00 T.O.D.C., TN:

Beginning at an Iron Rod (Found) in the west margin of Tulip Grove Rd., said Iron Rod being the southeast corner of the property conveyed to Sean Micheal Haywood by DB-20231130 0092292 R.O.D.C., TN., said Iron Rod also being the northwest corner of the property conveyed to Billy R. Jones et ux as evidence in Deed Book 6897 Page 498 R.O.D.C., TN; thence, with the common line of the Haywood and Jones property North 62°52'22" West 1031 .66' to an Iron Rod (Found), said Iron Rod also being a point in the easterly line of the property conveyed to Kandie Anderton and Danielle Amy as evidenced in Deed Book 6697 Page 379 R.O.D.C., TN.; thence leaving the common line of the Jones property and continuing with the Anderton Property North 12°22'09" East 90.82' to an Iron Rod (Found); thence continuing with said common line North 26°06'15" East 151 .1 O' to and Iron Rod (Found), said rod being the Southwest corner of the property conveyed to Roxana Delaire and Andrew Michael Barron as evidenced in DB-20230120 0004793 R.O.D.C., TN. ; thence, leaving the common line of the Anderton property and continuing with the Barron common line South 62°18'53" East 857.18' to a Railroad Spike (Found); thence, continuing with said common line South 68°31 '50" East 174.27' to an Iron Rod (Found) in the west margin of Tulip Grove Rd .; thence, continuing with the west margin of Tulip Grove Rd. South 20°56'37" West 159.19' to an Iron Rod (Set); thence, continuing with said margin South 20°52'58" West 90.00' feet to the Point-of-Beginning; **containing 244,534 S.F. or 5.61 Acres more or less**, according to a new survey by William T. Smith, TN RLS #2012, dated 02/07/2024.

Being the same property conveyed to Sean Michael Haywood by Warranty Deed from Mark W. Provost and wife, Nancy L. Provost, filed on 11/30/2023, at Instrument No. 20231130-0092292, Davidson County Register of Deeds. The above description is from a new survey, made after Mr. Haywood's purchase of the described property. See attached survey drawing, marked "Exhibit A" for reference.

This is property commonly known as 906 TULIP GROVE ROAD, NASHVILLE, TN 37076.*
*Note: An address is not a legal description of real property.

Witness my hand, this 18th **day of** March, **2024:**

SEAN MICHAEL HAYWOOD

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SEAN MICHAEL HAYWOOD**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of March, **2024**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

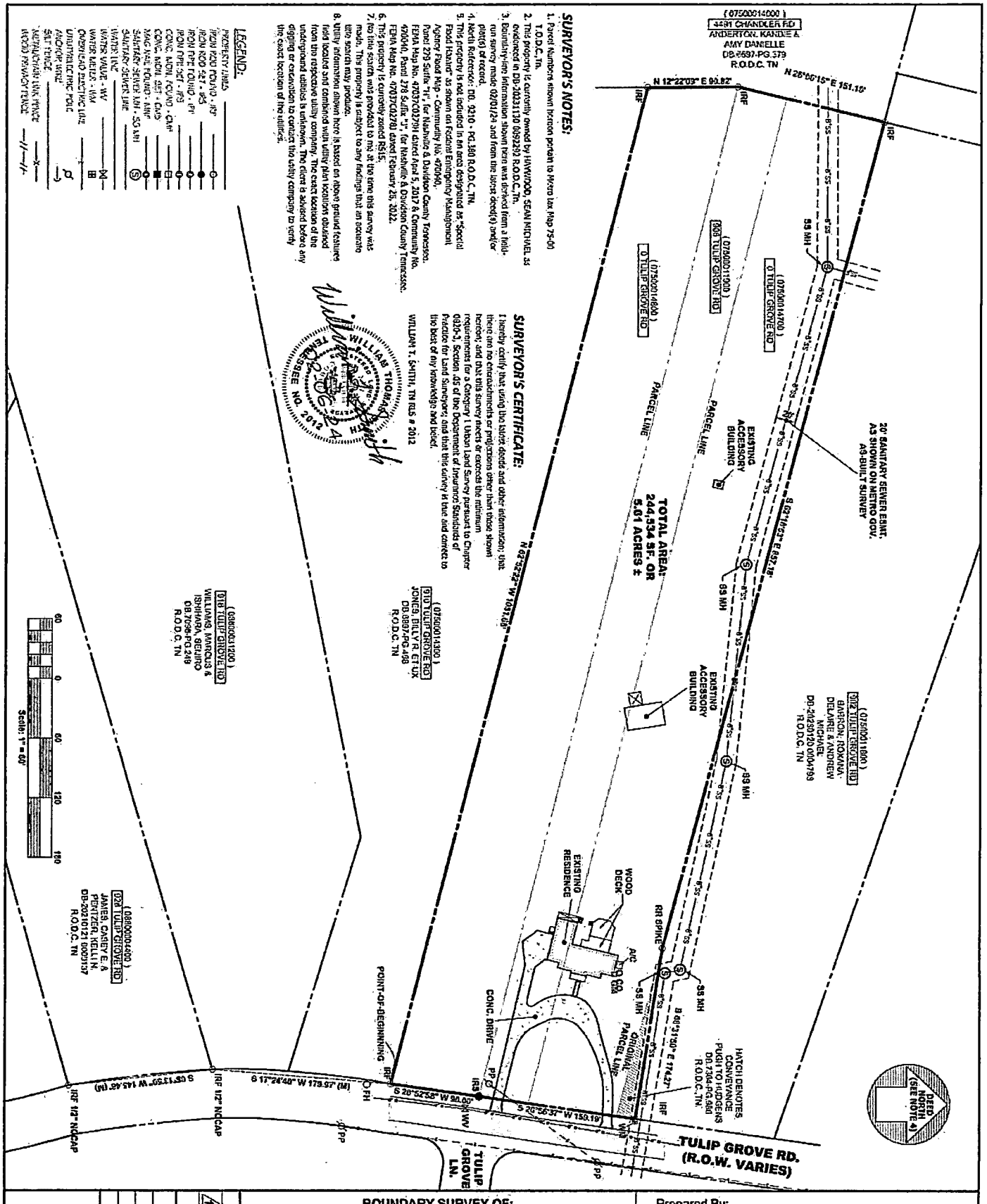
SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18 DAY OF MARCH, **2024**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

EXHIBIT A



BOUNDARY SURVEY OF:
PARCELS 119.00,147.00, & 148.00
AS SHOWN ON METRO TAX MAP 75-00

HAYWOOD PROPERTY

DB.20231130-0092292 R.O.D.C. TN
General Services District - 12th Council District

906 Tulip Grove Rd.
Hermitage - Davidson Co., Tn. 37076

Prepared By:

W.T. Smith Land Surveying

2494 N Mt. Juliet Rd. STE. 200
Mount Juliet, TN. 37122
Phone: 615-712-6693
Email: tommy@wtsmithsurvey.com

Revisions:

Job No. 24-2011
Drawn By: ALS
Date: 02/07/2024
Scale: 1"=60'

SHEET NO.
B-1.0