QUITCLAIM DEED

Karen Johnson
Batch # 1113812
03/21/2024 03:33:53 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240321-0019711

Reserved for Register of Deeds

STATE OF FLORIDA
COUNTY OF _____

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Lisa Carol Henline
Affiant / Grantee

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2024.

Peter
Notary Public

PETER SHEHATA
Notary Public - State of Florida
Commission # HH 369947
My Comm. Expires Apr 18, 2027
Bonded through National Notary Assn.

My Commission Expires: 04/18/2027

Affix Notary Seal

This document was prepared by: Bill F. Hyde, BPR #035709
4050 Kings Camp Pass
Arrington, Tennessee 37014
615.509.4434
Bill@HLLaw.net

Address of New Owner:	**Send Tax Bills To**:	**Map & Parcel Information:**
Heidi E. Henline	Heidi E. Henline	Map 25, P/O Parcel 45
1188 Hitt Lane	1188 Hitt Lane	Field Book GO 11671
Goodlettsville, Tennessee 37072	Goodlettsville, Tennessee 37072	

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of Ten Dollars and No Cents ($10.00) paid by the hereinafter named Grantee and for other good and valuable consideration, the receipt all of which is hereby acknowledged, LISA CAROL HENLINE, an unmarried person, hereinafter called the Grantor, does hereby grant, transfer, remise, release, and forever quitclaim and convey unto HEIDI ELISABETH HENLINE, an unmarried person, hereinafter called the Grantee, her successors, heirs, and assigns, all of her entire right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, State of Tennessee, described as follows:

Land in the Eleventh Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated June 14, 1988, and revised August 9, 1988, and known as Job No.: 880137, more particularly described as follows:

Tract No. 1 of the Hall/Hinkle property.
Beginning at an iron pin set on the easterly margin of Hitt Lane, said point of beginning being the Southernmost corner of the herein described tract and also being 303.58' northerly from the Northwest corner of the Naomie W. Mitchell property of record in Book 4811, page 139, R.O.D.C., Tn.; thence with the easterly margin of Hitt Lane as follows: N16°54'01" W 24.03' to an iron pin; thence N17°56'53" W 169.34' to an iron pin; thence N18°46'14" W 144.25' to an iron pin; thence

LCH

with a turnout curve to the right having a radius of 25.00' and a long chord of 24.52', said chord having a bearing of N10° 35'48" E a distance along the curve of 25.63' to an iron pin in the southerly margin of Watts Lane; thence with the southerly margin of Watts Lane N39°57'50" E 72.83' to an iron pin; thence with a curve to the left having a radius of 298.53' and a long chord of 107.36', said chord having a bearing N29°36'16" E a distance along the curve of 107.95' to an iron pin; thence N19°14'43" E 396.74' to an iron pin; thence leaving the southerly margin of said Watts Lane S50° 19'35" E 434.10' to an iron pin; thence S38°05'47" W 751.45' to the point of beginning, containing 5.07 acres more or less.

Being the same property conveyed to LISA CAROL HENLINE from CAROL H. HINKLE, by Warranty Deed dated September 1st, 1988 and recorded on September 2, 1988, Book 7643, Pages 371-374, appearing of record with the Davidson County Register of Deeds Office, State of Tennessee.

MARK JUDSON HENLINE and LISA CAROL HINKLE HENLINE are divorced pursuant to the FINAL DECREE OF DIVORCE, Case No. 08D-1798 issued by the Fourth Circuit Court for Davidson County, Twentieth Judicial District, State of Tennessee, before the Honorable Muriel Robinson dated December 10th, 2008. The Final Decree ordered that "... any and all right, title, and interest MARK JUDSON HENLINE has in and to that certain Real Property identified as 1188 Hitt Lane, Goodlettsville, Davidson County, Tennessee... is hereby divested out of him and vested in LISA CAROL HINKLE HENLINE, solely." *The said LISA CAROL HINKLE HENLINE and LISA CAROL HENLINE being one in the same person.*

This conveyance is made subject to:

1. A 10' N.E.S. Power Easement along the Northeasterly property line.
2. Restrictions:
    a. No mobile or modular homes permitted.
    b. Any home built on the property must contain a minimum of 1,800 sq. ft. of living area on the main floor, excluding basements, garages, carports, and breezeways.

This conveyance is made subject to all limitations, restrictions, encumbrances, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any.

This is an improved property known as 1188 Hitt Lane, Goodlettsville, Tennessee 37072.

Grantor makes no warranties as to the state of the title to the property, but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

LCH

IN WITNESS WHEREOF, I set my hand on this the 7th day of February, 2024.

Lisa Carol Henline

Grantor – LISA CAROL HENLINE

STATE OF FLORIDA
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named LISA CAROL HENLINE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal in Summerfield (city), Florida (state), this the 7th day of February, 2024.

Notary Public

My Commission Expires: 04/18/2027

PETER SHEHATA
Notary Public - State of Florida
Commission # HH 369947
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