THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
William C. Waldron
6114 N New Hope Road
Hermitage, TN 37076

Send Tax Bills To
Same

Map-Parcel No.
087 00 0 111.00

Quitclaim Deed from Spouse to Spouse

Grantor: Fredia A. Waldron, wife
Grantee: William C. Waldron, husband

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Clay D. Couch, Jr., Surveyor, March 15, 1966, as follows:

Beginning in the center of New Hope Road at the northeast corner of the property conveyed to Robert L. Mitchell as of record in Book 3342, page 347, Register's Office for said County; thence with said road North 17 deg. 33 min. West 151.3 feet to a railroad spike; thence North 86 deg. 37 min. West 537.8 feet to an iron pin; thence South 61 deg. 00 min. West 78.7 feet to an iron pin; thence South 29 deg. 21 min. East 83.0 feet to an iron pin; thence South 51 deg. 21 min. East 266.1 feet to an iron pin; thence South 72 deg. 48 min. East 97.3 feet to a post; thence North 67 deg. 18 min. East 336.0 feet to the beginning, containing 3.0 acres more or less.

Being the same property conveyed to William C. Waldron and wife, Fredia A. Waldron by deed from Elliot C. Hinson, married, of record in Book 8896, Page 262, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 6114 N New Hope Road, Hermitage, TN 37076.

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

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Fredia A. Waldron, Grantor

Karen Johnson Davidson County
Batch# 1114909 DEEDQC
03/25/2024 02:00:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240325-0020589

State of Tennessee
County of Davidson

On March 22, 2024, before me personally appeared Fredia A. Waldron, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: My Commission Expires August 19, 2026

M. KATLYN GREEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

William C. Waldron, Grantee

Sworn to and subscribed before me on March 22, 2024.

Notary Public
My commission expires: My Commission Expires August 19, 2026

M. KATLYN GREEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

TRUE Copy Certification

I, Sarah Marlett, do hereby make oath that I am 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 March 22, 2024.

Signature

3/22/24
Date

State of Tennessee
County of Sumner

M. KATLYN GREEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sworn to and subscribed before me on March 22, 2024.

Notary's Signature
My Commission Expires: My Commission Expires August 19, 2026