Karen Johnson Davidson County
Batch # 1116477 DEEDQC
03/28/2024 01:34:07 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240328-0021689

RECORDING REQUESTED BY:
Robin S. Kuhn

INSTRUMENT PREPARED BY:
Robin S. Kuhn
2487 Baker Rd
Goodlettsville, Tennessee 37072

Property tax account #'s
006000036 00001
006000036 00002
(Above reserved for official use only)

RETURN DEED TO:
Robin S. Kuhn
2487 Baker Rd
Goodlettsville, Tennessee 37072

SEND TAX STATEMENTS TO:
Robin S. Kuhn
2487 Baker Rd
Goodlettsville, Tennessee 37072
Prior Instrument Reference: Book # 5487, Page 791, of the Recorder of Davidson County, Tennessee

# QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED is made this day of 03/19/2024, by and between the **"Grantor,"**

Jacqueline S. Stewart, an unmarried individual residing at 201 Bennett Dr., Old Hickory, Tennessee 37138

AND the **"Grantee,"**

Robin S. Kuhn, a married individual residing at 2487 Baker Rd, Goodlettsville, Tennessee 37072

FOR VALUABLE CONSIDERATION of the sum of $1.00, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns

forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Davidson county, Tennessee, subject to any restrictions herein:

Property Address: 2487 Baker Rd, Goodlettsville, Tennessee 37072

Legal Description: A tract of land in the 10th civil district of Davidson County, Tennessee being tract No. 17 of the unrecorded subdivision of the Zack Myers land, and described according to a survey by Odo E. Rhodes as follows: Beginning at a point in the L&N Railroad right of way at the Northeast corner of Tract No. 16 of this land, which was conveyed to Harold L. Anthony and wife, by deed from Zack O. Myers and wife, as of record in Book 3710, page 296, Register's office for said county; thence with said L&N Railroad right of way Northwesterly 1075 feet, more or less, to a point; thence S. 72 degrees W 170 feet, more or less, to a point in the center of a roadway; thence with said roadway as follows: S. 10 degrees E. 138 feet, more or less; S. 14 degrees E. 276 feet, more or less; S. 20 degrees E. 130 feet, more or less; thence S. 5 degrees 15' E. 230 feet, more or less; thence S. 3 degrees 30' W. 183 feet, more or less; thence S. 15 degrees E. 220 feet, more or less, to the northwest corner of tract No 16 of the land conveyed to Anthony by above mentioned deed; thence with Anthony N. 65 degrees 15' E. 551 feet, more or less, to the point of the beginning , and containing 8.25 acres, more or less. Being the same property conveyed to grantors by deed from David G. Bell etux which deed is being recorded simultaneously herewith.

Vesting Information / Property Interest: Tenancy by the entirety with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

**Signatures**

Grantor signed, sealed, and delivered this quit claim deed to Grantee on 03/19/2024 (date).

Grantor (or authorized agent)

x/ Jacqueline Stewart

Print Name: Jacqueline Stewart

## NOTARY ACKNOWLEDGMENT

TENNESSEE
COUNTY OF DAVIDSON

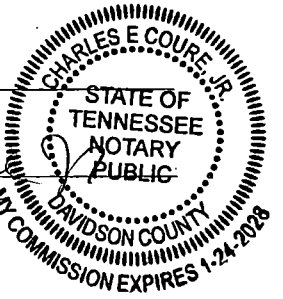
On March 19 before me, Jacqueline S. Stewart, personally appeared **Jacqueline S. Stewart**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: _____

Charles E Coure

*Notary Public, Tennessee*



KAREN JOHNSON
**REGISTER OF DEEDS**

**www.nashville.gov/rod**

**PO Box 196398**
**Nashville, TN 37219-6398**
**(615) 862-6790 phone**
**(615) 880-2039 fax**

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 1.00

Affiant

Subscribed and sworn before me, this 19 day of March, 2024

Notary

CHARLES E COURE JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028