Karen Johnson Davidson County
Batch # 1119076 DEEDQC
04/04/2024 01:38:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240404-0023993

THIS INSTRUMENT WAS PREPARED BY:
William D. Birdwell, Attorney at Law
457 East Broad Street
Cookeville, TN 38501

The preparers of this instrument make no warranties as to title, ownership, the existence of liens or encumbrances, tax liabilities, zoning ordinances, boundary lines or any other representations relative to the property described herein.

Name and Address of New Owner:
David Loftis
105 Trails Lane
Waverly, TN 37185

Send Tax Bills To:
David Loftis
105 Trails Lane
Waverly, TN 37185

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 David Loftis **Affiant**
Subscribed and sworn before me this the
4 **Day of** April **,** 2024.
Julia Rivera **, Deputy Register**

Map & Parcel No: 100 00 0 031.00
8294 Old Pond Creek Road, Pegram, TN 37143

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged Andrea Loftis, "the Grantor," hereby quitclaims any and all interest, including, but not limited to leasehold interest, unto David Loftis, "the Grantee," in the following described real estate in Davidson County, Tennessee:

Being a certain tract or parcel of land in Davidson County, Tennessee, and described as follows:

Beginning at an iron rod in the north margin of Old Pond Creek Road; said point being the south west corner of parcel 64 of said map, the south east corner of this described tract; Thence, with the margin of said road North 76 degrees 34 minutes 17 seconds West 98.09 feet to an iron rod; Thence, with a curve to the right having the following characteristics, radius of 221.91 feet, a delta of 72 degrees 11 minutes 06 seconds, a length of 279.52 feet to an iron rod; Thence, North 4 degrees 23 minutes 10 seconds West 66.84 feet to an iron rod, said point being the southwest corner of parcel 3, the north west corner of this described parcel; Thence, with said south line of parcel 3 North 89 degrees 10 minutes 00 seconds East 308.24 feet to an iron rod in the west line of parcel 64; Thence, with said west line South 7 degrees 23 minutes 16 seconds West 295.23 feet to the point of beginning, containing 1.571 acres more or less.

The Prior Conveyance being a Warranty Deed from The Estate of Clara Lorene Maddy, deceased, Earl C. Loftis, Co-Executor and Mary Louise Loftis Smith, Co-Executor, to Henry C. Loftis, registered on June 9, 2000, in Instrument Number 20000609-0058058, Register's Office of Davidson County, Tennessee. Henry C. Loftis died on April 27, 2021, leaving his children Jon David Clay Loftis and Andrea Nichole Loftis, as issue and heirs-at-law. The previous and last conveyance being by Affidavit of Heirship executed on April 11, 2023, and registered at 8:05 a.m. on April 26, 2023, Deed Book and Page 20230426-0030460 in Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on the 25 day of January, ~~2023.~~ 2024 COS.

Andrea Loftis (SEAL)
Andrea Loftis

STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, a notary public for the afore mentioned county and state, Andrea Loftis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of January, ~~2023.~~ 2024 COS.

COS
Notary Signature
My commission expires: 11-22-2026

WILLIAM D. BIRDWELL
STATE OF TENNESSEE NOTARY PUBLIC
CLAY COUNTY