Karen Johnson Davidson County
Batch# 1121511 DEEDQC
04/10/2024 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240410-0025556

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Douglas Glenn Segroves and Irma Y. Segroves, Co-Trustees 2022 Douglas Glenn Segroves Irrevocable Trust 3864 Couchville Pike Hermitage, TN 37076	New Owner	164 00 0 032.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Douglas Glenn Segroves**, ("Grantor") has this day bargained and sold, and hereby quitclaims, conveys and transfers unto **Douglas Glenn Segroves and Irma Y. Segroves, Co-Trustees, 2022 Douglas Glenn Segroves Irrevocable Trust Agreement dated April 22, 2022** ("Grantee"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, according to a survey made by John Setters, October 12, 1946, as follows:

Beginning on the easterly margin of Old Mount View Road at the southeast corner of a graveyard; thence with the easterly line of said graveyard, northeastwardly 150 feet to the southwesterly margin of the Murfreesboro Road; thence with the southwesterly margin of said Road eastwardly 352 feet to Hoskins west line; thence with his west line southwestwardly 482 feet to the easterly margin of the Old Mount View Road; thence with easterly margin of said Road northwardly 350 feet to the point of beginning, containing 2 acres more or less.

Being the same property conveyed to **Douglas Glenn Segroves**, by Quitclaim Deed from **Douglas Glenn Segroves and Irma Y. Segroves, Co-Trustees, Segroves Family Revocable Living Trust Agreement dated January 20, 2011**, dated April 8, 2024, of record in Instrument No. 20240409-0025071, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements and restrictive covenants of record.

This is improved property known as **3521 Murfreesboro Pike, Antioch, TN, 37013**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 8th day of April 2024.

Douglas Glenn Segroves

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 **Douglas Glenn Segroves**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of April 2024.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 8th day of April 2024.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 9, 2024.

Affiant Signature

April 9, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9th day of April 2024.

Notary's Signature

My Commission Expires: 9/23/2024

Notary's Seal:

