File No. **0224-014**

# QUITCLAIM DEED

Karen Johnson
Batch # 1122192
04/12/2024 10:40:04 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240412-0026129

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2024.

Notary Public

MY COMMISSION EXPIRES: APR 2 2 2026

(AFFIX SEAL)

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **John Counce** | **SAME AS OWNER** | MAP **010** |
| (NAME) **2944 Browns Lake Rd** | (NAME) | GROUP **00 0** |
| (ADDRESS) **Goodlettsville, Tennessee 37072** | (ADDRESS) | PARCEL **074.00** |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**John B. Counce, an unmarried man,**
**and**
**Shirley Dismang, a married woman,**

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL TITLE INTEREST UNTO

**John Counce and wife, Lisa Rainbird Counce**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land located in the Second (2nd) Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being known as Lot No. One of Counce Subdivision, as of record in Plat Book 6050, page 198, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument located on the westerly right-of-way margin of Ivy Point Road (50 feet R.O.W.), said monument being located a distance of 7207 feet, more or less, along said right-of-way from its intersection with the northerly right-of-way margin of Union Hill Road; Thence, following the westerly right-of-way margin of Ivy Point Road and a curve to the left having a central angle of 08 degrees 24′ 00″ a radius of 341.05 feet, for an arc distance of 50.00 feet, and a chord bearing a distance of South 49 degrees 41′ 29″ West, 49.96 feet to an iron rod; Thence, leaving the westerly right-of-way margin of Ivy Point Road North 80 degrees 55′ 13″ West for a distance of 267.07 feet to an iron rod; Thence, North 38 degrees 21′ 34″ East for a distance of 40.00 feet to an iron rod; Thence, North 27 degrees 34′ 57″ East for a distance of 240.22 feet to an iron rod; Thence, North 22 degrees 05′ 29″ East for a distance of 121.64 feet to an iron rod; Thence, South 79 degrees 14′ 45″ East for a distance of 185.68 feet to an iron rod; Thence, South 10 degrees 38′ 20″ West for a distance of 337.98 feet to the point of beginning, containing 2.02 acres, more or less, and subject to a 10-foot wide public utility and drainage easement and a flood plain boundary area, according to the aforementioned Counce Subdivision Plat, surveyed by William Marlin Keel, R.L.S. No. 990, dated July 3, 1985.

Being the same property conveyed to John B. Counce, an unmarried man, and Shirley Dismang, a married woman, as Tenants in Common with Rights of Survivorship, by Quitclaim Deed from Shirley Dismang, dated September 2, 2022, and filed of record September 6, 2022 in Instrument No. 20220906-0099700, in the Register's Office for Davidson County, Tennessee.

**This property has never been the residence of the grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

This conveyance is made subject to the following:

1) **2024** taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **2944 Browns Lake Rd, Goodlettsville, Tennessee 37072**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 5th day of April, 2024.

**John B. Counce**

**Shirley Dismang**

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Personally appeared before me, **John B. Counce**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at Brentwood, Tennessee, this 5th day of April, 2024.

NOTARY PUBLIC

My Commission Expires:
APR 2 2 2026

RACHEL L. HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Personally appeared before me, **Shirley Dismang**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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NOTARY PUBLIC

My Commission Expires:
APR 2 2 2026

RACHEL L. HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

**Deed Disclaimers**

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.