Karen Johnson Davidson County
Batch# 1125277 DEEDQC
04/19/2024 03:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240419-0028337

Chrissy Henderson, Register
Cheatham County Tennessee
Rec #: 260442 Instrument #: 243249
Rec'd: 15.00 Recorded
State: 73.82 4/17/2024 at 8:00 AM
Clerk: 1.00 in Record Book
Other: 2.00 628
Total: 91.82 Pages 175-177

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 24040025

L. BRONER MCCOY
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $19,950.00

Josefina A. Martinez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16 DAY OF April, 2024.

NOTARY PUBLIC

My Commission expires: 7/25/26

Address of New Owner	Send Tax Bills To:	Tax Information:
Josefina A. Martinez	Same	086-008.02 (Cheatham Co.)
645 Lakeview Circle		100-00-0-035.00 (Davidson Co.)
Mt. Juliet, TN 37122		

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 15th day of April, 2024, for good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **John R. Radford,** Grantor, does hereby, convey, remise, release and forever quitclaim unto **Josefina A. Martinez,** Grantee, her heirs, successors, and assigns, his entire right, title, and interest in and to a certain parcel of land in Cheatham and Davidson Counties, Tennessee, described as follows:

Land situated in the ___ Civil District of Davidson County, Tennessee, and in the 12th Civil District of Cheatham County, Tennessee, being Tract No. 71 on an October 27th, 1985, survey by Winston Gaffron, Jr., 8386 Greenvale Drive, Nashville, Tennessee 37221, and being more particularly described according to said survey as follows:

Beginning at an iron pin set in the center of Old Pond Creek Road which runs generally from Pond Creek Road to Old Charlotte Pike, said point being South 86 degrees 41' 59" East 239.94 feet from a P K nail in the center of Pond Creek Road at the northwest corner of Tract No. 44 on said survey and North 01 degrees 55' 52" West 127.24 feet from an iron pin; thence with the center of said Old Pond Creek Road and the common line of said Tract No. 44, to points the following calls and distances: South 24 degrees 07' 22" East 16.70 feet, South 13 degrees 21' 33" East 184.67 feet, South 07 degrees 39' 49" East 146.48 feet, South 07 degrees 17' 11" West 252.81 feet, South 10 degrees 12' 27" East 140.48 feet, South 43 degrees 58' 55" East 118.25 feet, South 61 degrees 33' 26" East 209.58 feet, and South 70 degrees 26' 25" East 168.15 feet to an iron pin in Claud Barnes line; thence leaving said road and with Claud Barnes and then Dickson Northcutt, North 03 degrees 50' 02" East 1205.19 feet to an iron pin; thence North 84 degrees 15' West 579.99 feet to an iron post; thence South 01 degrees 55' 52" East 290.46 feet to the point of beginning, and containing 12.91 acres, more or less, according to said survey.

This conveyance is subject to the right of others to use Old Pond Creek Road.

Being part of the same property conveyed to John R. Radford and wife, Sandra Louise Radford, by deed from Frontier Acres, LTD., a Tennessee Limited Partnership, dated 12/01/1994 of record at Deed Book 363, Page 346, Register's Office for Cheatham County, Tennessee, and at Book 9576, Page 74, Register's Office for Davidson County, Tennessee. Sandra Louise Radford having since died on or about 03/12/2021, leaving John R. Radford as the surviving tenant by entirety. For further reference, see deed in furtherance of title of record at Record Book 194, Page 858, ROCCT, and in Instrument No. 20060418-0044352, RODCT.

This is unimproved property known as:
0 Old Pond Creek Road, Pegram, TN 37143

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **John R. Radford** has caused this instrument to be executed, this the 15th day of April, 2024.

John R. Radford

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **John R. Radford,** with whom I am personally acquainted (or 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.

This the 15th day of April, 2024.

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC
My Commission expires: 2-5-2025

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, do hereby make oath that I am a licensed attorney and/or 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 4/15/2024 (date of document).

L. Broner McCoy
Date: 4/16/2024

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 16th day of April, 2024.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY