Karen Johnson
Batch # 1131879
05/07/2024 12:23:42 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240507-0033573

Prepared By James E. Thompson, Attorney
P.O. Box 765
Crossville, Tennessee 38555
(931) 484-4533

New Property Owner:
Send Tax Statement To:

Haley Rose Luczak and Christopher J. Luczak
6854 Sonya Drive
Nashville, Tennessee 37209

Space Above This Line for Recorder's Use

It is the responsibility of the Grantee of this instrument to immediately record it. Failure to record this instrument could adversely affect the validity of your title.

QUITCLAIM DEED

This instrument made and entered into on this the 19th day of April, 2024, by and between **Haley Rose Luczak,** party of the first part; and **Haley Rose Luczak and Christopher J. Luczak, as joint tenants with the right of survivorship, survivor take the whole,** party of the second part.

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part, all her undivided right, title, and interest in and to the following described real estate; to-wit:

Map 011-00-0-179.00

In the Fifth Zone of Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 18, 1997, and known as Job #960306 and being more particularly described as follows:

Beginning at an iron pin in the center of a 50' Ingress-Egress, Utility and Private Water Line Easement, said point of beginning being 1,090.71' Northwestwesterly as measured along the centerline of said easement from the Northwesterly margin of Greer Road; thence, with the center of said easement, the following calls: N 21 degrees 09 minutes 07 seconds W 108.19' to an iron pin; thence, N 16 degrees 52 minutes 52 seconds W 432.82' to an iron pin; thence, leaving the center of said easement, N 59 degrees 55 minutes 54 seconds E 488.80' to an iron pin; thence, S 08 degrees 47 minutes 37 seconds E 87.21'; to an iron pin; thence, S 01 degrees 42 minutes 14 seconds E 123.38' to an iron pin; thence, S 00 degrees 43 minutes 10 seconds E 382.89' to an iron pin; thence S 59 degrees 06 minutes 18 seconds W 326.43' to the point of beginning, containing 5.03 acres more or less.

Together with a 50-foot ingress-egress, utility and private water line easement, of record in Book 10424, Page 432, Register's Office for Davidson County, Tennessee, and;

Together with a 20-foot easement for placement of private water meters along Greer Road, of record in Book 10424, Page 436, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Haley Rode Luczak by virtue of a deed dated October 31st, 2023, of record in ID#20231101-0085552, Register's Office, Davidson County, Tennessee.

The preparer of this instrument makes no representation of the validity of the title contained herein.

This instrument was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

In Testimony whereof, the party of the first part has hereunto set his signature, this the day and date first above written.

Haley Luczak

Haley Rose Luczak

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared **Haley Rose Luczak,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and official seal of office on this the 19 day of April, 2024.

Michelle Luther

Notary Public

My Commission Expires: 6-8-2025.

MICHELLE LUTHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 8, 2025

STATE OF _____

COUNTY OF _____

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater than the amount tax paid $_____.

_____
Affiant

Subscribed and sworn to before me this the _____ day of April, 2024.

_____
Notary Public or Register

My Commission Expires: _____

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared **Haley Rose Luczak,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and official seal of office on this the _____ day of April, 2024.

_____
Notary Public

My Commission Expires: _____.

STATE OF Tennessee

COUNTY OF cumberland

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00, which amount is equal to or greater than the amount tax paid $_____.

_____
Affiant

Subscribed and sworn to before me this the 24th day of April, 2024.

_____
Notary Public or Register

My Commission Expires: 2-3-27

MISHAELA HARGIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CUMBERLAND