Karen Johnson Davidson County
Batch # 1132426 DEEDQC
05/08/2024 01:25:16 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240508-0033958

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number
The 2024 Hoover-Dempsey Community Property Trust 1829 Hudson Road Madison, Tennessee 37115	The 2024 Hoover-Dempsey Community Property Trust 1829 Hudson Road Madison, Tennessee 37115	063 00 0 183.00

This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

NOTE TO REGISTER'S OFFICE: This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(1)(C)(vi), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in a hand paid, and other good and value consideration, the receipt and sufficiency of which are hereby acknowledged, **Kathleen V. Hoover-Dempsey** and **H.L. Hoover-Dempsey** by these presents do hereby quitclaim and convey unto **Homer LeGrand Hoover-Dempsey as Trustee of The 2024 Hoover-Dempsey Community Property Trust** created pursuant to instrument of revocable trust dated May 2, 2024, his successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of their right, title and interest in and to the following tract of land situated in Davidson County, Tennessee, more particularly described as follows, to wit:

A tract of land situated in the 11th Council District of Davidson County, Tennessee, according to a survey made by R.L. Montoya-Land Surveying, Inc. is more particularly described as follows:

Tract 1:

Beginning at an existing iron pipe, said point of beginning being the Southeast corner of this tract and also being the Northeast corner of the W. W. Manning Land; thence

with said W. W. Manning's northerly line North 86 deg. O4' 48" West 649.17 feet to a point; thence leaving W. W. Manning's line and severing the E. W. Manning land North 05 deg. 41' 00" West 177.73 feet to a point in the southerly line of the J. B. Lewis land; thence with Lewis' southerly line South 85 deg. 56' 40" East 649.17' to an existing iron pipe; thence South 05 deg. 46" 02" East 176.122 feet to the point of beginning, containing 2.60 acres, more or less.

Tract 2:

Beginning at an iron rod in the south line of the property conveyed to C. Ford, et ux as evidenced in Deed Book 7077, Page 332, Register's Office for Davidson County, Tennessee, said rod also being the Northwest corner of Tract 3; thence, with the west line of Tract 3 S 15 degrees 17' 00" E 166.74' to the actual point of beginning for this hereon described tract; thence with the common line of Tract 2 and Tract 3, S 87 degrees 07' 25" E 780.00' to an iron pipe, said pipe being the Southwest corner of the property conveyed to Madeline M. Gutherie as evidenced in Deed Book 9600, Page 625 and the northwest corner of the property conveyed to David M. Manning as evidenced in Deed Book 5804, Page 904, Register's Office for Davidson County, Tennessee, thence with Manning's west line S 15 degrees 54' 18" E 176.28' to an iron rod, said rod being the northeast corner of Tract 1; thence with the line common to Tract 1 and Tract 2 N 37 degrees 05' 59" W 781.90' to an iron rod, said rod being the northwest corner of Tract 1 thence, N 15 degrees 17' 00" W 176.02' to the point-of-beginning, containing 3.00 acres more or less.

Being the same property conveyed to Kathleen V. Hoover-Dempsey and husband, H. L. Hoover-Dempsey by Warranty Deed from David W. Manning and wife, Betsy B. Manning, of record in Instrument No. 20020305-0027355, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1829 Hudson Road, Madison, Tennessee 37115.

WITNESS my hand this 2nd day of May, 2024.

H. L. Hoover-Dempsey

H.L. Hoover-Dempsey

Kathleen V. Hoover-Dempsey
by H. L. Hoover-Dempsey

Kathleen V. Hoover-Dempsey by
H.L. Hoover-Dempsey,
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, a Notary Public in and for said State and County, **H. L. Hoover-Dempsey**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2024.

Notary Public

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-11-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds, a Notary Public, **H. L. Hoover-Dempsey**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **Kathleen V. Hoover-Dempsey** and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this 2nd day of May, 2024.

Notary Public

My Commission Expires: 1-11-2026

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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