Karen Johnson Davidson County
Batch# 1138652 DEEDQC
05/23/2024 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,185.66
20240523-0038513

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Micah L. Howell and Zachary G Howell** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Donna Kay Howell, unmarried** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey by Ernest Medlin, Surveyor Lic. No. 606-283 dated February 1, 1982, as follows: BEGINNING at an iron pin on the west margin of Neelys Bend Road, at the southeast corner of a three acre tract conveyed to Billy Hugh Howell and Elaine Howell of record in Deed Book 4739, page 319, Register's Office for said County; thence with the west margin of said Road, South 8 degrees 30' West 260 feet to an iron pin; thence leaving said Road North 83 degrees 50' West 540 feet to an iron pin; thence North 8 degrees 30' East 260 feet to an iron pin located 36 feet westerly from the southwest corner of the aforesaid three acre lot of Billy Hugh Howell, Jr.; thence South 83 degrees 50' East passing Billy Hugh Howell's southwest corner, and passing through a cedar tree, which is located 395 feet from Neelys Bend Road, in all, 540 feet to the point of beginning, containing 3.22 acres.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20230329-0022910** in said Register's Office. Gwynn D. Howell died on January 3, 2024. Grantors warrant that this property has not been used as their primary residence.

IN TESTIMONY WHEREOF I/we have executed this instrument the 15 day of **May, 2024.**

Micah L Howell
Micah L. Howell

Zack Howell
Zachary G Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Micah L. Howell ~~and Zachary G Howell~~**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15 day of **May, 2024.**

A. Dawn Miller
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/1/2027

A DAWN MILLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-1-2027

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$320,448.00**.

Micah L Howell
AFFIANT

SUBSCRIBED AND SWORN before me this the 15 day of **May, 2024.**

A. Dawn Miller
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/1/2027

A DAWN MILLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-1-2027

PROPERTY ADDRESS: 2132 Neelys Bend Rd, Madison, TN 37115
TAX PARCEL NO.: 074 00 0 015.01
PROPERTY OWNER: Donna Kay Howell
OWNER'S ADDRESS: 2136 Neelys Bend Rd, Madison, TN 37115
MAIL TAX BILLS TO: Donna Kay Howell
2136 Neelys Bend Rd, Madison, TN 37115

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Zachary G. Howell, the within names bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of MAY 2024.

Theresa C. Richardson
Notary Public

My Commission Expires: 07-09-2024

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 15TH day of MAY, 2024.

Date: 5-23-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 23rd day of MAY, 2024.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY