Karen Johnson Davidson County
Batch# 1139551 DEEDQC
05/24/2024 03:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240524-0039031

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Danny B. Hale, Trustee
Martha M. Hale, Trustee
Danny and Martha Hale 2024 Trust
2255 Granny Wright Lane
Hermitage, TN 37076

Send Tax Bills To:
same

Map/Parcel Number:
123 00 0 083.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Danny B. Hale and wife Martha M. Hale (the "Grantors"), hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Danny B. Hale and Martha M. Hale, Co-Trustees, and their successors in trust, of the Danny and Martha Hale 2024 Trust, a Tennessee Community Property Trust dated May 20, 2024, (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

LAND lying and being situated in the 4th Civil District of Davidson County, Tennessee and being described according to an unrecorded survey made by Raymond E. Brinkley, Surveyor, dated September 22, 1979, and revised October 12, 1979, described as follows:

BEGINNING at an iron pin in the westerly margin of Granny Wright Lane, being the Northeasterly corner of Glen Doyle property, of record in Book 1140, Page 358, Register's Office for Davidson County, Tennessee, and being the Southeasterly corner of the property conveyed to the Grantor herein and being the southeasterly corner of the herein described property; thence North 82 degrees 41' West 775.83 feet to the Government Monument; thence North 6 degrees 18' East 280.6 feet to a point; thence South 82 degrees 41' East 783.41 feet to a point in the Westerly margin of Granny Wright Lane; thence South with said margin, South 7 degrees 51' West 280.0 feet and containing 5.0 acres, more or less.

Being the same property conveyed to Danny B. Hale and wife, Martha M. Hale, by Deed from Brent L. Michael and wife, Barbara J. Michael, dated June 24, 1986, of record in Book 6907, Page 51, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 2255 Granny Wright Lane, Hermitage, Tennessee 37076.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Danny and Martha Hale 2024 Trust dated May 20th, 2024 a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Danny B. Hale and wife, Martha M. Hale, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 20th day of May, 2024.

Danny B. Hale, Grantor

Martha M. Hale, Grantor

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Danny B. Hale and Martha M. Hale, Grantors, the within named bargainors, 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 seal at office in Nashville, Tennessee, this 20th day of May, 2024.

Notary Public

My Commission Expires: 08-20-2024

KRISTEN COX
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 8-20-2024

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409 (a)(1)(C)(vi).

Danny B. Hale, Affiant

Subscribed and sworn to before me this 20th day of May, 2024.

Notary Public

My Commission Expires: 08-20-2024

KRISTEN COX
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 8-20-2024

CERTIFICATE OF AUTHENTICITY

I, Erica L. Martin, hereby make oath that I am 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 May 20, 2024.

Erica L. Martin

Erica L. Martin

May 24, 2024

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Erica L. Martin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, on 24th day of May, 2024.

Notary Public

My Commission Expires: 01/28/2026

