AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 564706624-77246565

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Karen Johnson Davidson County
Batch# 1148228 DEEDQC
06/18/2024 07:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240618-0045439

Tax ID No.: 006 00 0 102.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 31st day of May, 2024, by and between **John W. Henry, a married man, who took title as an unmarried man**, a mailing address of 2149 Baker Station Road, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **John W. Henry and Norma J. Henry, as Trustees of The John W. Henry and Norma J. Henry Living Trust, dated May 31, 2024, and any amendments thereto**, a mailing address of 2149 Baker Station Road, Goodlettsville, TN 37072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2149 Baker Station Road, Goodlettsville, TN 37072

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Book 5705 Page 787, recorded on 01/30/1981 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

John W. Henry

John W. Henry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, John W. Henry, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 21st day of May, 2024.

Asa A. Woodard

Notary Public
My Commission expires: 10/04/27

ASA A. WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

John W. Henry
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 31st day of May, 2024.

Asa A. Woodard
Notary Public
My Commission Expires: 10/04/27



Name and address for person(s) responsible for taxes:

John W. Henry and Norma J. Henry
2149 Baker Station Road
Goodlettsville, TN 37072

Name and address of property owner:

John W. Henry and Norma J. Henry
2149 Baker Station Road
Goodlettsville, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 10th Civil District, Davidson County, Tennessee, described according to a survey by Donald B. Carver, dated Jan. 24, 1981, as follows:

Beginning at iron pin in the north margin of Bakers Station Road and being the southeast corner of this tract and the southwest corner of the Maggie Bowers property, of record in Book 3182, Page 61, Register's Office, Davidson County, Tennessee, thence with the north margin of the road S 52° 45' W 215.00 feet to an iron pin; thence with the east line of Tenn. Lite property N 5° 00' E 250.00 feet to an iron pin at an old fence corner; thence, N 80° 00' W 53.65 feet to an old fence corner; thence, S 53° 12' W 528.25 feet to an old chestnut tree stump; thence S 59° 00' E 50.00 feet to a stake; thence up hill S 70° 466' 102.30 feet to a marked hickory tree; thence S 53° 16' W 326.70 feet to a stake; thence N 9° 00' E 336.60 feet to a stake; thence, N 1° 00' W 298.65 feet to a stake; thence, N 7° 00' E 298.65 feet to a set rock in fence corner; thence with fence line S 81° 28' E 270.00 feet to an iron pin in fence line at head of drain; thence, up hill and with Henry Bruce line S 10° 29' W 226.32 feet to an iron pin; thence, S 86° 40' E 229.14 feet to an iron pin; thence, S 73° 24' E 130.00 feet to an iron pin; thence, N 88° 59' E 172.00 feet to an iron pin (the northwest corner of the Maggie Bowers property, a point in the south line of the Henry Bowers property); thence with Maggie Bowers property line S 9° 40' E 83.00 feet to a stake; thence, S 44° 40' E 130.00 feet to a pin, the point of beginning, containing 7.75 acres, more or less.

APN: 006 00 0 102.00

PROPERTY COMMONLY KNOWN AS: 2149 Baker Station Road, Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 5/31/2024 . [date of document]

Affiant Signature

6/17/2024
Date

State of New York

County of Erie

Sworn to and subscribed before me this 17TH day of JUNE , 2 024

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025