This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1161374 DEEDQC
07/24/2024 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240724-0056016

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
J&A Whitaker Trust 5830 Hillsboro Pike Nashville, TN 37215	Same	144-00-0-053.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, John T. Whitaker and wife, Anne B. Whitaker, ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto John T. Whitaker II and Anne B. Whitaker, as Trustees of the J&A Whitaker Trust, and its successors and assigns. The real estate is described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly line of the property conveyed to Harold Hassenfelt and wife, by deed from Charles C. Flanery and Wife, of record in Book 2337, page 619, Register's Office, said point being the southeast corner of the property conveyed to E. B. Stolman and wife, by deed of record in Book 2396, page 117, said Register's Office; thence along Hassenfelt's westerly line and along a fence, South 4 degrees, 45' East 147.5 feet to a point; South 21 degrees, 45' East 67.5 feet to a post and locust tree; South 2 degrees, West 162 feet to a post at a gate; thence North 70 degrees, West 601 feet to a point in Fred Rule's southeast corner; thence along Rule's easterly line, North 10 degrees, 30' East 340 feet to a point in Stolman's corner; thence along Stolman's southerly line, South 70 degrees 30' East 510.7 feet to the point of beginning.

Being the same property conveyed to John T. Whitaker and wife, Anne B. Whitaker, by Warranty Deed from Robert D. Collins and Wife, Elizabeth C. Collins, of record in Instrument No. 20130506-0045663, Register's Office for Davidson County, Tennessee, dated May 3, 2013, and recorded on May 6, 2013.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

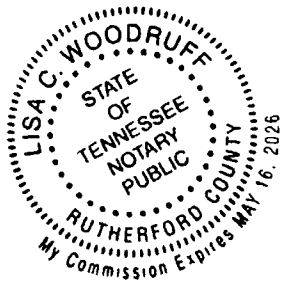
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

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

Affiant _____

Notary Public _____ My Commission Expires:



This is improved property known as 5830 Hillsboro Pike, Nashville, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 24th day of July, 2024.

_____, II
John T. Whitaker, Grantor

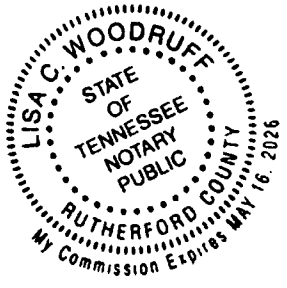
_____
Anne B. Whitaker, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John T. Whitaker and Anne B. Whitaker, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 24th day of July, 2024.

_____ My Commission Expires:
Notary Public



Certificate of Authenticity

I, Sarah Arick, 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 July 24, 2024.

Date: 07/24/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on July 24, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027