This instrument prepared by:
Christopher Cantrell, Attorney for
Paramount Title Services, LLC
87 South Willow Avenue
Cookeville, TN 38501
(931) 854-9377

Karen Johnson Davidson County
Batch # 1163659 DEEDQC
07/30/2024 09:34:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240730-0057413

QUIT CLAIM DEED

THIS DEED, made and entered into this the 18th day of July, 2024, by and between **Connie J. Gentry, owning a 1/4 undivided interest as tenants in common,** hereinafter known as the First Party, and **Connie J. Gentry, Trustee of The Connie Gentry Revocable Business Trust dated July 18, 2024, as to a 1/4 undivided interest,** hereinafter known as the Second Party;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the First Party has this day quitclaimed, and does by these presents hereby quitclaim, transfer and convey unto the Second Party, their heirs and assigns, all their rights, title and interest in and to the hereinafter described real estate:

TAX ID#: Map 031, Parcel 093.00

LOCATED in the 10th Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated December 4, 1984, as follows:

BEGINNING at an iron pin set in the westerly margin of Frontage Road, a corner to E. W. Kresse, and being the most southeast corner of this tract; thence, leaving said road and with the line of said Kresse, S. 81 deg. 55 min. 17 sec. W 255.50 feet to a point in the easterly margin of Interstate Highway 24, and a corner to said Kresse; thence with the margin of said I-24 for the next three calls as follows: N 41 deg, 46 min. 12 sec. W passing a concrete monument at 11.01 feet and in all 150.36 feet to a concrete monument; thence, N 25 deg. 18 min. 40 sec. W 183.48 feet to an iron fence post; thence N 42 deg. 09 min. 11 sec. W 685.14 feet to an iron pin set in the margin of said I-24, a corner to Glenn Mowery; thence, with the line of said Mowery, N 81 deg. 02 min. 42 sec. E 705.97 feet to an iron pin set in the westerly margin of said Frontage Road; thence, with the margin of said road for the next four calls as follows: S 35 deg. 22 min. 34 sec. E 142.54 feet to a point; thence, with a curve to the right having a central angle of 35 deg. 00 min. a radius of 679.29 feet, and an arc length of 420.88 feet to a point; thence S 3 deg. 31 min. 25 sec. E 105.52 feet to a concrete monument; thence S 1 deg. 54 min. 51 sec. W 240.06 feet to the beginning, containing 10.581 acres, more or less.

BEING part of the same property conveyed from Elizabeth A. Hendrix and William H. McGill, Jr., Co-Trustees of the McGill Sr. Family Trust to Winnell A. Lee, Connie J. Gentry, Anthony Shea Lee, and Jason Matthew Lee, each owning a 1/4 undivided interest as tenants in common dated February 13, 2019 and recorded February 21, 2019 as Instrument No. 201902210015981, Davidson County, Tennessee Register of Deeds' Office.

Being part of the same property conveyed by Quitclaim Deed recorded as Instrument 20180702-0064109, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS the following signatures on this day and year first above written.

Grantor(s): x Connie J Gentry
Connie J. Gentry

STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor(s), **Connie J. Gentry,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, on this 18th day of July, 2024.

My commission expires: 10/23/27

Notary Public

MELONI J EDDINGTON STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

STATE OF TENNESSEE
COUNTY OF PUTNAM

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 0** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this the 18th day of July, 2024.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 18th day of July, 2024.

My commission expires: 10/23/27

Notary Public

MELONI J EDDINGTON STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
The Connie Gentry Revocable Business Trust
P. O. Box 127
Baxter, TN 38544
PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX: Same as owner