AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 564706620-77246565

Karen Johnson Davidson County
Batch# 1164782 DEEDQC
08/01/2024 09:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240801-0058282

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

Tax ID No.: 006-00-0-077

QUIT CLAIM DEED

THIS DEED made and entered into on this 31st day of May, 2024, by and between **John W. Henry**, 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: 2177 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 7550, Page 989, recorded on 05/23/1988 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 writte

John W. Henry
John W. Henry

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, John W. Henry [redacted], 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 31st 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

EXHIBIT A
LEGAL DESCRIPTION

ALL that certain real property in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the Tenth Civil District of Davidson County, Tennessee and described as follows:

BEGINNING at an iron pin in the northern boundary of Bakers Station Road, thence S. 68 degrees 23' W. 45.00 feet to an iron pin, thence N. 82 degrees 04' W. 229.14 feet to an iron pin, thence S. 35 degrees 18' W. 175.14 feet to an iron pin, thence S. 88 degrees 58' W. 254.64 feet to an iron pin, thence N. 73 degrees 24' W. 130.46 feet to an iron pin, thence N. 86 degrees 40' W. 229.14 feet to an iron pin, thence S. 35 degrees 18' W. 175.14 feet to an iron pin, thence S. 88 degrees 58' W. 254.64 feet to an iron pin, thence N. 73 degrees 24' W. 130.46 feet to an iron pin, thence N. 86 degrees 40' W. 229.14 feet to an iron pin, thence N. 10 degrees 29' E. 226.32 feet to an iron pin, thence S. 81 degrees 28' E. 947.69 feet to the point of beginning, containing 3.24 acres, more or less, according to a survey on November 7, 1972, by Dewayne Caldwell.

APN: 006-00-0-077

PROPERTY COMMONLY KNOWN AS: 2177 Baker Station Road, Goodlettsville, TN 37072

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

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

7/2/2024
Date

State of New York

County of Erie

Sworn to and subscribed before me this 2nd day of JULY , 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