Karen Johnson Davidson County
Batch# 1167203 DEEDQC
08/12/2024 09:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240812-0060176

This Instrument Prepared By:
Reginald Harrion, Esq.
o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

Unls 125591

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Reginald Ewin, et al 4064 Manning Hollow Road Pegram, TN 37143	Reginald Ewin, et al 4064 Manning Hollow Road Pegram, TN 37143	Map/Parcel: 112-00-0-065-00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Reginald Ewin, a married man, who acquired title as unmarried by these presents do hereby quitclaim and convey unto the said Reginald Ewin and Alisa Ewin, husband and wife, as tenants by the entirety, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Cheatham County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to add spouse to title.

This is unimproved ( ) property known as 4064 Manning Hollow Road, Pegram, TN 37143
Improved (X)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 29th day of July, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Reginald Ewin

ACKNOWLEDGMENT

STATE OF Tennessee)
ss
COUNTY OF Davidson)

Personally appeared before me, Tammie Blakeney, a Notary Public in and for said County and State, Reginald Ewin the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Tennessee this 29th day of July, A.D., 2024.

NOTARY STAMP/SEAL

TAMMIE BLAKENEY STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY MY COMMISSION EXPIRES MARCH 03, 2026

NOTARY PUBLIC
Notary Commission Expires: 3/3/26

AFFIDAVIT OF VALUE

STATE OF Tennessee)
ss
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (a4).

Subscribed and sworn to before me this the 29th day of July, 2024.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 3/3/26

TAMMIE BLAKENEY STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY MY COMMISSION EXPIRES MARCH 03, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 2, ON THE TRAVIS & LEWIS LAND COMPANY'S SUBDIVISION OF SMALL FARMS, NOT OF RECORD, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY JOHN M. SULLIVAN, ENGINEER, DATED MAY 11, 1978 AND A SURVEY BY JOHN KOHL & COMPANY, P.C., DATED SEPTEMBER 26, 1997, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF MANNING HOLLOW ROAD, THE SAME BEING THE NORTHWEST CORNER OF TRACT NO. 2 AND THE NORTHEAST CORNER OF TRACT NO. 1, SAID POINT BEARING SOUTH 03 DEGREES WEST 30 FEET FROM A POINT IN THE CENTER OF MANNING HOLLOW ROAD, SAID POINT BEING 1,522.3 FEET FROM THE CENTER LINE OF OLD CHARLOTTE PIKE AT THE INTERSECTION WITH MANNING HOLLOW ROAD; THENCE WITH THE POINT OF BEGINNING, SOUTH 03 DEGREES WEST 1,015 FEET TO AN IRON PIN, THE SOUTHWEST CORNER OF TRACT NO. 2 AND THE SOUTHEAST CORNER OF TRACT NO. 1; THENCE SOUTH 59 DEGREES 19 MINUTES EAST 232 FEET TO AN IRON PIN IN THE SOUTHEAST CORNER OF SUBJECT TRACT AND THE SOUTHWEST CORNER OF TRACT NO. 3; THENCE WITH THE LINE BETWEEN SAID TRACT NO. 2 AND TRACT NO. 3, NORTH 03 DEGREES EAST 1,070 FEET TO A POINT IN THE SOUTHERLY MARGIN OF MANNING HOLLOW ROAD; THENCE WITH THE SOUTHERLY MARGIN OF MANNING HOLLOW ROAD, SOUTH 80 DEGREES 45 MINUTES WEST 81.7 FEET TO A POINT; THENCE SOUTH 78 DEGREES 45 MINUTES EAST 100 FEET TO A POINT; THENCE SOUTH 80 DEGREES 05 MINUTES WEST 37 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Reginald Ewin, unmarried by Deed from Jerry Kevin Carter and wife, Regina S. Carter of record in Book 10629, Page 651, said Register's Office.

Tennessee Certification of Electronic Document

I, LEA MILLER, 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 07/29/2024 (date of document).

Affiant Signature

07/29/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 29th day of July, 2024.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04/07/2025

NOTARY'S SEAL