Karen Johnson Davidson County
Batch # 1167391 DEEDQC
08/12/2024 12:07:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240812-0060459

This Instrument prepared by: **SARAH ZANC**
12212 OLD HICKORY BLVD, HERMITAGE, TN 3

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **JULIANA ZANC** on this the **8** day of **AUGUST, 2024**, for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto **SARAH ZANC** all right, title and interest in and to the following described real estate, to wit:

TRACT 1

Land in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point lying on the westerly margin of Old Hickory Boulevard said point being further described as lying 835, more or less, feet south of the southeast corner of the Brooks property (Instrument No. 20031111-0165045, Register's Office for Davidson County, Tennessee; formerly F. A. McIntire, Sr. property); thence running with said westerly margin of Old Hickory Boulevard South 4° 19' 57" East a distance of 310.41 feet to a point on the northerly property line of the United States Government property (commonly known as the Cook Public Use Park), thence running with said United States Government's northern line North 81° 28' 23" West a distance of 875.29 feet to a point, thence continuing with the United States Government line North 81° 23' 07" West a distance of 273.45 feet to a point; thence leaving said United States Government's northern line and running North 13° 06' 05" East a distance of 275.82 feet to a point; thence South 82° 57' 01" East a distance of 1058.01 feet to the point of beginning, containing 7.33, more of less, acres.

Being the same property conveyed to Charles E. Porter and Gale C. Porter by deed from the Federal National Mortgage Association of record in Book 6192, Page 185, said Register's Office.

TRACT 2

Land in the 2nd Civil District of Davidson County, Tennessee, referred to as Tract 2 of Cooks Landing Estates, not of record, and being more particularly described as follows:

Beginning at a point lying on the westerly margin of Old Hickory Boulevard, said point being further described as lying 784 feet, more or less, feet south of the southeast corner of the Brooks property (Instrument No. 20031111-0165045, Register's Office for Davidson County, Tennessee; formerly F. A. McIntire, Sr. property); thence running with said westerly margin of Old Hickory Boulevard South 4° 19' 57" East a distance of 51 feet to a point; thence leaving said westerly margin of Old Hickory Blvd and running North 82° 57' 01" West a distance of 1058.01 feet to a point; thence South 13° 06' 05" West a distance of 275.82 feet to a point on the northerly property line of the United States Government property (commonly known as the Cook Public Use Park), thence running with said northerly line North 81° 23' 07" West a distance of 335 feet to a point; thence leaving said northern property line of the United States Government property and running with the easterly property line of the United States Government property North 11 degrees 33' 13" East a distance of 427.92 feet to a point; thence North 52° 51' 07" East a distance of 540.36 feet to a point; thence leaving said easterly line of the United States Government property and running South 13° 06' 05" West a distance of 490.92 feet to a point (erroneously state on prior deed as 40.92 feet); thence South 82° 57' 01" East a distance of 1042.65 feet to the point of beginning, containing 6.09, more or less, acres.

Being the same property conveyed to Charles E. Porter and Wife, Gale Porter, by deed from Randal Wade Bissinger, Unmarried and Edward B. Saynay and Wife, Mary Lynn Saynay, of record in Book 6191, page 151, dated December 8, 1983, said Register;s Office.

TRACT 3

Land in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point lying on the westerly margin of Old Hickory Boulevard said point being further described as lying 521, more or less, feet south of the southeast corner of the Brooks property (Instrument No. 20031111-0165045, Register's Office for Davidson County, Tennessee; formerly F. A. McIntire, Sr. property); thence running with said westerly margin of Old Hickory Boulevard South 4° 19' 57" East a distance of 263 feet to a point; thence leaving said westerly margin of Old Hickory Boulevard and running North 82° 57' 01" West, a distance of 1042.65 feet to a point; thence North 13° 06' 05" East a distance of 259.30 feet to a point; thence South 82° 57' 01" East a distance of 963.59 feet to the point of beginning, containing 5.94 acres more or less.

Further conveyed to grator by instrument # 20230915-0072643.

Being the same property conveyed to Charles E. Porter and Wife, Gale C. Porter, by deed from D.W. McMackin, Substitute Trustee, of record in Book 8329, page 589, dated April 12, 1991, said Register's Office.

This property is improved property known as: 12212, 12190, and 0 Old Hickory Boulevard, Hermitage, TN 37076.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 8th day of August, 2024.

Juliana Zanc

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Juliana Zanc with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that ✓ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 8th day of August

DEANE COX STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 3-26-2028

Notary Public

My commission expires: 03/26/2028

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00.

Juliana Zanc
Affiant

STATE OF TENNESSEE
COUNTY OF Wilson

Subscribed and sworn before me this the 8th day of August, 2024.

DEANE COX STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 3-26-2028

Notary Public

My commission expires: 03/26/2028

The following information is not a part of this Deed:

Property Address: 12212, 12190 & 0 Old Hickory Blvd Hermitage, TN 37076

Owner's Name and Address: SARAH ZANC
12212 Old Hickory Blvd
Hermitage, TN 37076

Parcel Number: 109 00 0216
109 00 0214 & 109 00 0215

Mail Tax Bills to: 12212 Old Hickory Blvd
Hermitage, TN 37076