Karen Johnson Davidson County
Batch# 1169330 DEEDQC
08/14/2024 03:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240814-0062296

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 31st day of July, 2024. Notary Public My Commission Expires:

Address of New Owner:	Send Tax Bills To:	Map-Parcel numbers:
Daniel P. Dougharty, Trustee 216 Montchanin Road Old Hickory, Tennessee 37138	SAME	064 02 0 037.00

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Travis Lee Dougharty**, hereby remises, releases and quitclaims all of his right, title and interest in the tract(s) or parcel(s) of land described on Exhibit A attached hereto to **Daniel P. Dougharty, Trustee of the TLD Montchanin Trust dated July 31, 2024**, and to his successors in trust, with full power to sell, transfer, mortgage

and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 31st day of July, 2024.

Travis Lee Dougharty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Travis Lee Dougharty, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 31st day of July, 2024.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot 191, Brandywine Farms, Section Ten. 4th Civil District, Davidson County, Tennessee. Recorded in Book 4300, page 177, Register's Office for Davidson County, Tennessee.

BEGINNING at an iron pin on the southerly right-of-way of Montchanin Drive, said point being 313.00 feet west of the westerly right-of-way of Montchanin Terrace; thence leaving the point of beginning and said right-of-way, south 7° 08' west, 335.36 feet to an iron pin; thence north 82° 52· west, 135.00 feet to an iron pin; thence north 7° 08' east, 335.36 feet to an iron pin on the southerly right-of-way of Montchanin Drive; thence with said right-of-way, south 82° 52' east, 135.00 feet to the point of beginning and containing 45,723 square feet or 1.04 acres.

The above description was taken from a plan by R. L. Spears & Co. dated June 9, 1975.

Being the same property conveyed to Travis Lee Dougharty and wife, Margaret B. Dougharty, by deed from Flora T. Satterfield, a single woman, executed by Michael C. Satterfield, her attorney-in-fact, of record as Instrument No. 20130402-0032587, Register's Office for Davidson County, Tennessee.

Margaret B. Dougharty died on July 25, 2020.

Said property is conveyed subject to:

1. Taxes for the current year.

2. All matters shown on the Plan of record in Plat Book 4300, Page 177, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4326, Page 81, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons.

4. Easement for Water Main to Cumberland Water Company of record in Book 4626, Page 81, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 216 Montchanin Road, Old Hickory, Tennessee 37138.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 7/31/24.

8/14/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of August, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

