Karen Johnson
Batch # 1172361
08/20/2024 03:29:54 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240820-0063961

Quitclaim Deed

New owner & tax bills

RECORDING REQUESTED BY James O. Green
AND WHEN RECORDED MAIL TO:
James W. Davies , Grantee(s)
2930 Morgan Road
Joelton, TN 37080
Consideration: $ 1.00
Property Transfer Tax: $
Assessor's Parcel No.: 014 00 0 080.00
PREPARED BY: Rosa Davies certifies herein that he or she has prepared this Deed.

Signature of Preparer

8/19/2024
Date of Preparation

Rosa Davies
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on August 20, 2024 in the County of Davidson , State of Tennessee
by Grantor(s), James O. Green ,
whose post office address is 1266 2nd Avenue S., Nashville, TN 37210 ,
to Grantee(s), James W. Davies ,
whose post office address is 2930 Morgan Road, Joelton, TN 37080 ,

WITNESSETH, that the said Grantor(s),
James O. Green ,
for good consideration and for the sum of One dollar and zero cents
($ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

James O Green
Signature of Grantor

Signature of Second Grantor (if applicable)

Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Jacob Stahl
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

James W Davies
Signature of Grantee

Signature of Second Grantee (if applicable)

Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Linda R Harris
Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00, Affiant

Subscribed and sworn before me this the 20 Day of Aug, 2024

, Deputy Register

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Exhibit "A"

Davidson County state of Tennessee describes as follows: TO-WIT:
Land in the 14th civil district of Davidson County Tennessee, being Lots 42 and 43 on a survey of Division 2 of the H.T. Hays Tract, described according to a survey made by D.E. Boner and E. Medlin on 20 December 1964 as follows:

Lot 42: beginning at a point in the SW margin of Bidwell Road 7,237.4 feet from Old Clarksville Highway; thence S 59 degrees W 1,179.5 feet to point; thence S 3 degrees and 30 feet W 121.34 feet to a point; thence N 59 degrees E 1,248.0 feet to a point in the SW margin of Bidwell Road; thence along said road 100 feet back to the point of beginning; containing 2.75 acres, more or less; being the same property which William J. Faimon, trustee, conveyed to Elizabeth M. Arrington, an unmarried woman, by a deed of record and in book 4932, page 667, RODC.

Lot 43: beginning at a point in the SW margin of Bidwell Road 7,337.4 feet from Old Clarksville Highway; thence S 59 degrees W 1,111.0 feet to a point; thence S 3 degrees and 30 feet W 121.34 feet to a said road 100 feet back to the point of beginning; containing 2.59 acres, more or less; being the same property which William J. Faimon, trustee, conveyed to Elizabeth M. Arrington, an unmarried woman, by a deed of record in book 4932, page 665, RODC. This property is subject to an irregular shaped easement for a gas pipeline of record in book 2740, page 555, in book 2743, page 143, and in book 3856, page 336 (RODC).

This describes the property on Bidwell Road, Joelton, TN 37080

book 6987 page 266 is the source of title RODC

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On August 20th 2024, before me, Wendy Collins, a notary public in and for said state, personally appeared, James Wellington Davies and James Otis Green

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Wendy Collins

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID DL

