Karen Johnson Davidson County
Batch# 1174970 DEEDQC
08/28/2024 10:08:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240828-0066066

Prepared By:

Dalen Farmer
Attorney at Law
805 S Church Street
Suite 11
Murfreesboro Tennessee 37130

After Recording Return To:

Owner

Space Above This Line for Recorder's Use

NOTICE: Tax bills may be sent to the New Owners at the following address:

Maria Anderson, Trustee
Joann L White Revocable Living Trust
1011 Ashcroft Way
Mount Juliet TN 37122

TENNESSEE QUIT CLAIM DEED
(Map/ Parcel: 136-00-052.00)

KNOW ALL BY THESE PRESENTS, that for and in consideration of the sum of Zero Dollars US ($0.00), and other good and valuable consideration paid in hand, Joann L White, an individual and Tennessee resident (herein, "Grantor"), does hereby remise, release and forever quitclaim to THE JOANN L WHITE REVOCABLE LIVING TRUST, dated April 7, 2023, a Revocable Trust, based in Tennessee, Maria Anderson, Trustee (herein, "Grantee"), as follows:

> all of Grantor's rights, title, interest, and claim in or to the following described improved real property, located at 198 Bell Road, Nashville (Davidson County) Tennessee 37217, to wit:
>
> Located in Davidson County, Tennessee and as more fully described in Exhibit A, attached hereto and incorporated herein by reference]:
>
> **[PLEASE SEE EXHIBIT A ATTACHED HERETO]**

This conveyance is subject to any and all existing easements and restrictive covenants of record.

Signed by Grantor, acknowledged by Grantee(s), on this 20 day of August 2024.

JOANN L WHITE, GRANTOR:

Joann L White

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that the Grantor, Joann L White, known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she has executed the same, in her capacity as Grantor, voluntarily on this date.

Given under my hand this 20 day of August 2024.

Kelsie Holloway
_____, Notary Public

My Commission Expires: 4/15/2028

KELSIE HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-15-2028

ACKNOWLEDGED BY GRANTEE(S):

THE JOANN L WHITE REVOCABLE LIVING TRUST, dated April 7, 2023:

Maria Anderson, Trustee
MARIA ANDERSON, Trustee

OATH OF CONSIDERATION

RE: Improved Real Property at 198 Bell Road, Nashville (Davidson County) Tennessee 37217.

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration or true value, whichever is greater, for this transfer is Zero Dollars US ($0.00).

FURTHER the Affiant sayeth not.

JOANN L WHITE, GRANTOR:

Joann L White

8/20/2024
DATE

Subscribed and sworn before me, this 20 day of August, 2024.

Kelsie Holloway
_____, Notary Public

MY COMMISSION EXPIRES: 4/15/2028

KELSIE HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-15-2028

EXHIBIT A

BEGINNING in the center of Bell Road at the northwest corner of the property conveyed to William Porter Parks and wife, by deed from Ruth Rawls Hughes Parks of record in Book 2647, Page 22, Register's Office; thence with Parks northerly line and the center of a Drive, South 68-° 45' East 180.5 feet to a railroad spike; thence South 63° 45' East 401.6 feet to a railroad spike; thence South 65° 30' East 322 feet to a railroad spike; Parks' northeast corner; thence North 89° East 177.5 feet; thence to a stake; thence with the line of property conveyed to Houston T. Ezell and Charles D. Whorley, by deed from Dorothy Parks Giardina and husband, as of record in Book 3831, Page 721, as follows; North 4° 02' 30' West 315.12 feet to their northeast corner; thence North 11° West with an old fence, 41.64 feet to a post; thence North 7° 20' West 309.7 feet to a post; thence North 3° 15' East 63 feet to a post; thence North 85° West 478 feet to the southeast corner of the property conveyed to W.F. Davis and wife, by deed from L.E. Johnson and wife, as of record in Book 2280, Page 585, Register's Offices; thence with Davis southerly line, North 85° West 722 feet to the center of Bell Road; thence with the center of said Road, South 5° West 610.6 feet to the beginning, containing 22 acres, more or less.

Being the same property conveyed to William B. Goodwin and wife, Lenora M. Goodwin by Installment Deed of record in Book 3890, Page 54, said Register's Office. The said William B Goodwin died on October 5, 1995, leaving Lenora M. Goodwin as the sole surviving heir by tenants by the entirety and devising his interest in said property to his wife Lenora Moncrief Goodwin absolutely. The said Lenora M. Goodwin, aka Lenora Moncrief Goodwin, died testate on February 11, 2003. Pursuant to the Codicil No. Two (2) to the Last Will and Testament of Lenora Moncrief Goodwin of record in File No. 03P-386, Office for the Clerk for Probate Court for Davidson County, Tennessee, subject property was ordered to be sold and the proceeds divided as set forth in said will.

Being the same property conveyed to William A White and wife, Joann White, by Warranty Deed from Howard Johnson, Joyce Wood and Wayne Duke ("Larry W Duke" and "Wayne Duke" being one and the same), all residuary heirs under the Last Will and Testament of Lenora Moncrief Goodwin, of record in Deed Book and Page 20030624-0086833, Register's Office of Davidson County, Tennessee. William A White died on January 7, 2022.

Included in the above description but expressly excluded therefrom is the following tract:

Land in Davidson County, Tennessee, being an 8.55 acres, more or less, tract of land lying in the 2nd Civil District of Davidson County, Tennessee; said tract further described as being a portion of the property conveyed to William B. Goodwin et ux, as of record in Book 3890, Page 54, Register's Office for Davidson County, Tennessee.

Beginning at a point lying on the westerly line of Edge-O-Lake Estates, Section Four, as of record in Book 3600, Page 87, Register's Office, Davidson County, Tennessee; said point further described as being the northeast corner of the George E. Charlton, et ux property, as of record in Book 4299, Page 602, Register's Office, Davidson County, Tennessee; thence running with the northerly line of the said Charlton property, South 80° 45' West a distance of 231.5 feet to a point; thence North 87° 30' West a distance of 122.4 feet to a point; thence South 0° 15' west a distance of 109.4 feet to a point; thence South 89° West a distance of 120.59 feet to a point; thence leaving

said Charlton property line and running North 7° 39' 14" West a distance of 914.25 feet to a point; said point being 3 feet east of the property corner described as the southeast corner of the W.F. Davis et ux property, as of record in Book 2280, Page 585, Register's Office, Davidson County, Tennessee, and the southwest corner of the H. T. Ezell and C. D. Whorley property, as of record in Book 3679, Page 335, Register's Office, Davidson County, Tennessee; thence with southerly line of said Ezell and Whorley property South 85° East a distance of 475 feet to a point on the westerly property line of Edge-O-Lake Estates, as of record in Book 3600, Page 88, Register's Office, Davidson County, Tennessee, and the point is further described as the southeast corner of the said Ezell and Whorley property; thence with westerly line of said Edge-O-Lake, Section Four, property South 3° 15' West for a distance of 63 feet to a point; thence South 7° 20' East a distance of 309.7 feet to a point; thence South 11° East a distance of 355.6 feet to the point of the beginning, said tract containing 8.55, more or less, acres.

I, Kelsie Holloway 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 8/20/2024 (date of document).

Kelsie Holloway

Affiant Signature

8/28/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28 day of August, 2024.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY