Recording Information
Karen Johnson Davidson County Batch# 1176058 DEEDQC 08/30/2024 02:57:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20240830-0067133

This instrument prepared by:

Richard House, Esq.
99 E. Main Street
Suite 200
Franklin, TN 37064

NAME/ADDRESS NEW OWNER:	SEND TAX STATEMENTS TO:	Map-Parcel Numbers:
Edna Gayle Parker Living Trust 2120 Bracey Circle Joelton, TN 37080	Brandon Parker 2120 Bracey Circle Joelton, TN 37080	14D 38140 Map 14 Parcel 79

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and in accordance with the terms and conditions of the Edna Gayle Parker Living Trust dated August 23, 2024, Edna Gayle Parker ("Grantor") by these presents does grant, bargain, sell, transfer, convey and set over unto Edna Gayle Parker and Brandon Scott Parker and Anthony Brent Parker, Trustees of the Edna Gayle Parker Living Trust ("Grantee"), the following described real property lying in Davidson County, Tennessee, and being described as follows, to-wit:

LAND in the 14th Civil District of Davidson County, Tennessee, being Lots Nos. 44 and 45 on the survey of Division No. 2, H. T. Hays Tract, described according to a survey made by D. E. Boner and E. Medlin, December 20, 1963, as follows:

LOT NO. 44: Beginning at a point in the southwest margin of Bidwell Road, 6437.4 feet from the margin of Old Clarksville Pike; thence south 59° West 1042.5 feet to a point; thence south 3° 30' West-·121. 34 feet- to a point; thence north 59° E 1111.0 feet to a point in the southwest margin of Bidwell Road; thence North 31° W 100 feet to the point of beginning, containing 2.46 acres, more or less.

LOT NO. 45: Beginning at a point in the southwest margin of Bidwell Road, 6537.4 feet from the margin of Old Clarksville Pike; thence south 59° West 974.0 feet to a point; thence South 3° 30' West 121.34 feet t6 a point; thence north 59° E 1042.5 feet to a point in the northwest margin of Bidwell Road; thence with the margin of the same, north 31° West 100 feet to the point of beginning, containing 2.30 acres, more or less.

BEING the same property conveyed to Charles J. Parker and wife, Edna Gayle Parker by deed from Bernice R. Duker and wife, Lillie M. Duke of record in Book 4755, page 548-549, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all existing easements and/or restrictions of record.

This is improved property commonly known as 7369 Bidwell Road, Joelton, TN. The prior deed of record is the source of the above-description.

Said property is conveyed subject to the restrictions of record and agreements of the parties, their successors and assigns, and other such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 23rd day of August 2024.

Edna Gayle Parker

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Edna Gayle Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 23rd day of August 2024.

NOTARY PUBLIC

RICHARD HOUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-04-2025

My Commission Expires: 10/04/2025

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.

Certificate of Authenticity

I, Richard House, do hereby make oath that I am a licensed attorney 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 August 23, 2024.

Richard House, Affiant

08/30/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of August 2024.

Notary's Signature

My Commission Expires: March 8, 2028

RHONDA ORTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 8, 2028