Karen Johnson
Batch # 1176122
09/03/2024 08:36:52 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240903-0067239

THIS DOCUMENT PREPARED BY:	This transf real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(i).
John G. Fahner **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Roy & Andrea Maines 2901 Huffman Road Goodlettsville, TN 37072	SAME AS NEW OWNER	005 00 0 032.00 and 005 00 0 033.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Roy M. Maines, Jr.**, hereinafter called the Grantor, hereby remises, releases, and quitclaims unto **Roy M. Maines, Jr. and wife, Andrea D. Maines**, as tenants by the entirety, all of the Grantor's right, title, and interest in and to real property in Davidson County, Tennessee more particularly described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being a 5 acre plus 2.7 acre plus .3 acre or a total of 8.0 acres, more or less, according to a survey by Barry Greer and Associates dated October 1976. This property fronts on the southerly side of Huffman Road as to 7.7 acres and on the northerly side of Huffman Road as to .3 acre.

TRACT 1: Consisting of 7.7 acres, begins at an iron pin in the center of an old road, which point is determined by measuring 372 feet down the middle of the old road in a generally westerly direction to where it intersects the southerly margin of Huffman Road and then as measured along the southerly margin of Huffman Road 441.13 feet in a generally westerly direction to the intersection of the southerly margin of Huffman Road and the easterly margin of Greenbrier Road. Now from the original beginning point in the aforesaid old road North 53 degrees East 106 feet to an iron pin in the southerly margin of Huffman Road; thence in the southerly margin of Huffman Road North 82 degrees 50 minutes East 52 feet; continuing with a slight curve in the southerly margin of Huffman Road generally easterly 105.05 feet to a point; thence with the southerly margin of Huffman Road widens with off set South 03 degrees 49 minutes West 15 feet to an iron pin in the southerly margin of Huffman Road as now widened and in the southerly margin continuing in a generally easterly direction in a slight curve 139.54 feet to an iron pin; thence Huffman Road in the

southerly margin narrows with an offset North 18 degrees 49 minutes East 15 feet to an iron pin; thence continuing with the southerly margin of Huffman Road now narrower and with a slight curve 4.94 feet to an iron pin; then continuing in the southerly margin of Huffman Road South 70 degrees 40 minutes East 234.13 feet to an iron pin; thence now leaving Huffman Road South 06 degrees 19 minutes West 338.7 feet to an iron pin; thence South 04 degrees 10 minutes West 200 feet to an iron pin; thence North 81 degrees 07 minutes West 591.9 feet to a point; thence North 03 degrees 33 minutes East 199.14 feet and 280.2 feet to the point of beginning.

TRACT 2: Beginning at an iron pin in the center of an old road where it intersects the northerly margin of Huffman Road, said beginning point being in that most northerly point of the old Baker farm which lay on the easterly side of Huffman Road; thence with the westerly margin of Huffman Road with a curve in a generally southerly direction 244.57 feet plus 155.77 feet to an iron pin; thence leaving Huffman Road and running along the following calls and distances: North 51 degrees West 100.3 feet; North 61 degrees 37 minutes West 134.4 feet; South 82 degrees 31 minutes West 157.82 feet; South 57 degrees 03 minutes West 41.73 feet, to the point of beginning, containing .3 acre, more or less. This is part of the Baker farm which was left over when Huffman Road was built and is conveyed as is, where is, without guarantee as to use.

Being the same property conveyed to Roy M. Maines, Jr. from Roy M. Maines, Sr. by Quitclaim Deed recorded in Book 11121, Pages 511-512 in the Register's Office for Davidson County, Tennessee.

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 my hand this 29th day of August, 2024.

Roy M. Maines, Jr.

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 Roy M. Maines, Jr., 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 29th day of August, 2024.

My Commission Expires: 3/8/28

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON