Karen Johnson
Batch # 1184785
09/23/2024 11:37:34 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240923-0073562

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Christina Hazelton, William Hazelton, John Cunningham, & Samuel Austen Hazelton 4181 Andrew Jackson Parkway Hermitage, TN 37076	NEW OWNER	075-00-0-054.03 075-00-0-054.02

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John Cunningham and William Hazelton and Christina Hazelton all as joint tenants** "the Grantors," conveys and quitclaims unto **Christina Hazelton, William Hazelton, John Cunningham, and Samuel Austen Hazelton, as joint tenants with rights of survivorship** "the Grantees," all of Grantors' interest in the following described real estate in Davidson County, Tennessee:

BEING Two tracts of land in Davidson County, described according to a survey made by Hickerson and Hickerson Engineers, October 5, 1964, as follows:

TRACT NO. 1: Beginning at an iron pin on the easterly margin of Old Hickory Boulevard South 4 degrees 50' East 309.2 feet and southeasterly 136.8 feet from the intersection of the easterly margin of said Boulevard and the southern boundary line of the property conveyed to Margaret Baker by deed from F.G. Baker et al, of record in Book 1157, page 587, Register's Office for said County; thence with the easterly margin of said Boulevard around a curve having a radius of 1283.78 feet southeasterly 250 feet to an iron pin; thence North 67 degrees 35' East 639.3 feet to an old established wire fence; thence with same North 19 degrees 08' West 160 feet an iron pin; thence South 75 degrees 37' West 629.5 feet to the beginning, containing 3 acres, more or less.

TRACT NO. 2: Beginning at an iron pin at the intersection of the easterly margin of Old Hickory Boulevard and Stoners Creek being the southwest corner of the property conveyed to Robert E. Baker and wife, Anne S. Baker, by deed from Thelma Charlton Baker, et al, of record in Book 3824, page 21, Register's Office for said County; thence with the center of said Creek North 34 degrees 17' East 65.5 feet, North 21 degrees 43' East 288 feet; North 57 degrees 33' East 328.7 to an iron pin; thence with an old established wire fence North 19 degrees 08' West 101.8 feet to an iron pin; thence South 67 degrees 35' West 639.3 feet to an iron pin on the easterly margin of said Boulevard; thence with same around a curve having a radius of 1283.78 feet southeastwardly 103.9 feet to a monument; thence south 63 degrees 20' east 10 feet to a monument at the beginning of a curve having a radius of 1273.78 feet; thence around said curve in a southeasterly direction 94.9 feet and continuing with the easterly margin of said Boulevard South 31 degrees East 200.2 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed by Warranty Deed to John Cunningham and William Hazelton and Christina Hazelton all as joint tenants from Cheryl Tatum,

Brian A. Tatum and Kenneth E. Tatum on May 9, 2024, and recorded on May 30, 2024, in Instrument No. 20240530-0039997, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 5th day of September, 2024.

_____(SEAL)
John Cunningham

_____(SEAL)
William Hazelton

_____(SEAL)
Christina Hazelton

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **John Cunningham, William Hazelton, and Christina Hazelton**, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of September, 2024.

_____
Notary Public
My commission expires: _____

MADISON GONZALEZ NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

_____
(Affiant)

MADISON GONZALEZ NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

_____
Notary Public My commission expires: _____