Karen Johnson
Batch # 1186455
09/25/2024 02:07:52 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240925-0074425

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0 .

Eva Elizabeth Green
AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550
E-mail: hskipworth@skipworthlaw.com

Subscribed and sworn to before me
This 25th day of
September, 2024.
Howard M. Skipworth
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

My commission expires:

ADDRESS NEW OWNER AS FOLLOWS:
Gary Wayne Green and
Wife, Eva Elizabeth Green
7456 Bidwell Road
Joelton, TN 37080

SEND TAX BILLS TO:
Gary Wayne Green and
Wife, Eva Elizabeth Green
7456 Bidwell Road
Joelton, TN 37080

MAP-PARCEL NUMBERS
008-00-0-083.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Gary Wayne Green, for and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby remise, release and forever quitclaim unto my wife, Eva Elizabeth Green, her heirs, successors and assigns, such of my right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said parcel of land, which is described as follows:

See attached Exhibit "A" for description

Being part of the same property conveyed to Harvey D. Green and wife, Helen Harper Green, by deed from John M. Hampton and wife, Nina Mai Hampton, of record in Book 2923 Page 439, dated 7/2/1959, said Register's Office for Davidson County, Tennessee. Harvey D. Green A/K/A Harvey Dalton Green died September 18, 2014.

Being the same property further conveyed to Gary Wayne Green and Helen Harper Green, joint tenants with rights of survivorship, by deed from Helen Harper Green of record as instrument No. 20160328-0028724, dated 3/23/2016, said Register's Office. Helen H. Green A/K/A Helen Harper Green died December 26, 2023.

This is improved property known as: 3601 Baxter Road, Joelton, Tennessee 37080.

This conveyance is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in and to the herein described property in the said Gary Wayne Green and wife, Eva Elizabeth Green, so that the entire property, upon the death of either, will go to the other.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 25th day of September, 2024.

GARY WAYNE GREEN, Grantor, Grantee

EVA ELIZABETH GREEN, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gary Wayne Green and Eva Elizabeth Green, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 25th day of September, 2024.

NOTARY PUBLIC

My commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
Joelton, TN 37080
Tel: 615-876-2550
Email: hskipworth@skipworthlaw.com

EXHIBIT "A"

BEING a tract of land situated in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the center of Baxter Road; thence along the center line of said road; North 86 ½ degrees (86 ¼ degree in prior deed Book 2923 page 439) west 45.3 poles to the northeast corner of the James Baxter Tract; thence along Baxter's line, south 2 degrees west 86 poles to an F. and A. Poplar; thence South 1 degree west 86 poles; thence south 3 ½ degree west, crossing Long Creek, 37 poles to a stump, thence south 86 ½ degrees (86 ¼ degrees in prior deed Book 2923 page 439) east 46.2 poles to a large beech; thence North 2 ¾ degrees east 212.2 poles to the beginning, now containing 46.5 acres more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THERFORM are the conveyances made to Buford A. Blackwell and Rebecca Blackwell containing 3.0 acres in Book 4585 page 68; to Leonard Stone and wife, Mary J. Stone, containing 3.0 acres in Book 4586 page 732; and to Dalton Green and Harvey D. Green containing 5.0 acres of record in Book 5418 page 544, said Register's Office.