This Instrument Prepared By: Freelance Searches, 1648 Pawnee Trail, Madison, TN 37115
Based Upon Information Furnished By The Parties, No Title Check / No Warranty

Name/Address of Owner:	Send Tax Bills To:	Map/Parcel No.
James W. Forkum, et ux	Same	Map 63
542 Menees Lane		Parcel 189 &
Madison, TN 37115		Parcel 32

QUITCLAIM DEED

For and inconsideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the purpose of describing the above parcels owned by us as one parcel, we, JAMES W. FORKUM AND WIFE, PATRICIA L. FORKUM, hereinafter referred to as Grantors, do hereby quitclaim and convey to JAMES W.FORKUM AND WIFE, PATRICIA L. FORKUM, hereinafter referred to as Grantees, their heirs and assigns, all of our right, title and interests in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the northerly margin of Menees Lane, a corner to William Baxter Garvin, et ux, of record in Deed Book 4355, page 106, Register's Office of Davidson County, Tennessee; thence leaving Menees Lane and along Garvin's easterly line, a distance of 504 feet to a point; thence along Garvin's northerly line a distance of 354 feet to an iron pin; thence N 03 deg. 58' 20" East 190.54 to an iron pin; thence along the northerly margin of Jennifer Guicel Gomez Martinez and Victor Dubon Dubon of record in Instrument No. 20221025-0115749 and a portion of Robert L. Sanford, et ux, of record in Instrument No. 20050921-113496, R.O.D.C.T., 407 feet, more or less, to the easterly line (a new line) of James Haley, et ux, of record in Instrument No. 20240628-0048512, R.O.D.C.T., thence along Haley's easterly margin N 02 deg. 18' 19" E 177.94 feet to an iron pin in the southerly margin of Kimberly Daft, et vir, of record in Instrument No. 20200609-0058884,

Karen Johnson
Batch # 1189788
10/04/2024 08:35:37 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
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R.O.D.C.T.; thence along Daft's southerly line S 89 deg. 34' 30" E 957.84 feet, more or less, to a fence corner; thence N 03 deg. 30' 12" E 514.40 feet to an iron pin; thence S 87 deg. 33' 27" E 649.09 feet to a metal post; then S 00 deg. 53' 13" W 41.51 feet to an iron pin; thence S 01 deg. 23' 38" W 561.28 feet to an iron pin; thence S 40 deg. 01' 34" W 241.26 feet to an iron pin; thence S 00 deg. 22' 43" W 599.23 feet to an iron pin in the northerly margin of Menees Lane; thence along the northerly margin of Menees Lane N 89 deg. 39' 25" W 372.13 feet to a concrete monument; thence leaving the northerly margin of Menees Lane, along the easterly line of Henry E. Menees, et ux, of record in Deed Book 6208, page 469, R.O.D.C.T., N 00 deg. 13' 44" E 489.12 feet to an iron pin; thence N 87 deg. 76' 59" W 159.54 feet to an iron pin; thence along westerly margin of Henry E. Menees, et ux, 497.7 feet to the northerly margin of Menees Lane; thence along Menees Lane, 166. 3 feet to the common corner of James W. Forkum et ux, of record in Deed Book 5968, page 305, R.O.D.C.T. and Henry E. Menees, et ux, the point of beginning, containing 27.52 acres, more or less.

Being the same property conveyed to James W. Forkum and wife, Patricia L. Forkum, of record in Deed Book 5968, page 305, R.O.D.C.T., and Tract 1 and Tract 3 of record in Deed Book 8152, page 420, R.O.D.C.T., and a portion of the property of record in Instrument No. 20170614-0059511, R.O.D.C.T.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set our hands and seals the day and year first above written.

James W. Forkum

JAMES W. FORKUM

Patricia L. Forkum

PATRICIA L. FORKUM

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. FORKUM AND WIFE, PATRICIA L. FORKUM, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, under oath, acknowledged that they executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal at office on this the 3rd day of October, 2024.

NOTARY PUBLIC

My Commission Expires: 1-11-2026

JON FRAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Wayne Haley, Affiant
Subscribed and sworn before me this the
4 Day of October, 2024.
Julia Rivera, Deputy Register