This instrument prepared by:
DLO Title, LLC
101 SE Parkway Court, Suite 220
Franklin, TN 37064

Karen Johnson
Batch # 1190687
10/07/2024 09:17:57 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20241007-0077606

STATE OF TENNESSEE
COUNTY OF Robertson
The actual consideration for this transfer is $0.00

Rodney E. Barker
Affiant

James Jarvis
Notary public
Commission expires: 5/19/26

JAMES JARVIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

**This Instrument was prepared by information provided by the parties with no title examination being made, and the parties hereto hold DLO Title, LLC, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.**

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP AND PARCEL: |
|---|---|---|
| Andy Wacker<br>8416 Riley Adcock Road<br>Joelton, TN 37080 | SAME | 004-00-0-130.00 |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee to Grantor, the receipt of which is hereby acknowledged, **Andy Wacker, and Anna Wacker, Sam Wacker ("Grantor")** by these presents, do hereby quitclaim and convey unto **Andy Wacker and wife Anna Wacker, as tenants by the entirety ("Grantee"),** their heirs, successors and assigns, all of Grantor's right, title and interest in and to the following described property in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, BEGINNING at an iron pin in the northerly margin of Riley Adcock Road, said iron pin being the southwest corner of Jim Henderson, appearing of record in Book 5850, Page 15, RODCTN, and being the southeast corner of Turner L. Suter, etux, appearing of record in Book 4550, Page 256, RODCTN, and continuing as follows: thence with said margin of road South 65 degrees 43 minutes 09 seconds West, 105.11 feet to a point; thence South 72 degrees 40 minutes 51 seconds West, 45.64 feet to a point; thence South 77 degrees 08 minutes 42 seconds West 45.37 feet to a point; thence South 81 degrees 38 minutes 27 seconds West 49.56 feet to a point; thence; thence South 87 degrees 16 minutes 52 seconds West 41.95 feet to a point; thence North 89 degrees 32 minutes West 50.20 feet to an iron pin in said margin of road being the southwest corner of this tract of land; thence leaving said margin with a new line North 8 degrees 11 minutes 25 seconds East, 884.99 feet to an iron pin being the northwest corner of this tract of land in R.K. Garrett, etux, Southerly line, appearing of record Book 689, Page 614, RODCTN; thence South 81 degrees 57 minutes 45 seconds east, 310.65 feet to an iron pin at fence post being the northwest corner of Larry C. Williams, etux, appearing of record in Book 4961, Page 191, RODCTN, and being the northeast corner of this tract of land; thence with the said line of said Williams South 8 degrees 11 minutes 25 seconds West, passing a corner to said Williams and said Henderson, in all 764.64 feet to the point of beginning containing 6.00 acres, more or less, as surveyed by John D Sprouse, License No. 957, dated August 21, 1984.

The Deed of record in Instrument Number 20040519-0058714, Register's Office for Davidson County, Tennessee states as follows: " Included in the conveyance is a 1990 Clayton Mobile Home, Model COL, Body HS, Title No. 54619436 and VIN #CLS078480TN". The Grantor of

this Deed hereby quitclaims all right, title and interest that the Grantor may have in said mobile home to the Grantee but makes no representations and warranties as to said mobile home.

Being the same property conveyed to Andy Wacker and Anna Wacker, Sam Wacker, by Warranty deed from Amanda Dean, as Trustee for The 8416 Riley Adcock Trust dated October 28, 2014 of record in Instrument 20170210-0014017, Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 10, 2017.

Subject to such limitations, restrictions and encumbrances as affect the premises.

This is improved property known as **8416 Riley Adcock Road, Joelton, TN 37080.**

Alisha Wacker, spouse of Sam Wacker, is joining this conveyance to convey any marital interest she may have in the property.

WITNESS MY HAND this 3rd day of October, 2024.

Grantor:

Sam Wacker

Alisha Wacker

Andy Wacker

Anna Wacker

**STATE OF TENNESSEE**
**COUNTY OF** Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sam Wacker, Alisha Wacker and Anna Wacker,** the within named Bargainors with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 3rd day of October, 2024.

NOTARY PUBLIC
My Commission Expires: 5/19/26

JAMES JARVIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Andy Wacker**, the within named Bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand this ____ day of October, 2024.

NOTARY PUBLIC
My Commission Expires:

this Deed hereby quitclaims all right, title and interest that the Grantor may have in said mobile home to the Grantee but makes no representations and warranties as to said mobile home.

Being the same property conveyed to Andy Wacker and Anna Wacker, Sam Wacker, by Warranty deed from Amanda Dean, as Trustee for The 8416 Riley Adcock Trust dated October 28, 2014 of record in Instrument 20170210-0014017, Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 10, 2017.

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WITNESS MY HAND this 3 day of October, 2024.

Grantor:

**Sam Wacker**

**Alisha Wacker**

**Andy Wacker**

**Anna Wacker**

**STATE OF TENNESSEE**
**COUNTY OF _____**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sam Wacker, Alisha Wacker and Anna Wacker,** the within named Bargainors with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand this ____ day of October, 2024.

NOTARY PUBLIC
My Commission Expires:

STATE OF TN
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Andy Wacker**, the within named Bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 3 day of October, 2024.

NOTARY PUBLIC
My Commission Expires: 2/24/2028

BRANDY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON