ADDRESS NEW OWNER AS:
Ross L. & Beverly Hand
2725 Morgan Rd.
Joelton, TN 37080

SEND TAX BILLS TO:
New Owner

Map/Parcel 015 00 0 090.04

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S. Main St.
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 1193450 DEEDQC
10/14/2024 03:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241014-0079570

NOTE: This instrument was prepared solely based on information provided by the Party. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the Party or performed by the preparer. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the Party. No legal or tax advice has been requested or provided regarding the legal significance or consequences of executing and recording this instrument.

QUITCLAIM DEED

THIS QUITCLAIM DEED made effective the date of the latest notary acknowledgment hereinbelow, between **Brenda W. Goostree**, unmarried woman, by and through Lana G. Barrett, her attorney-in-fact, referred to herein as Party of the First Part, and **Ross Hand** and wife, **Beverly Hand,** Parties of the Second Part.

WITNESSETH:

That the said Party of the First Part for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, does hereby bargain, sell, and QUITCLAIM unto the said Parties of the Second Part all of her right, title and interest in and to the below described property, said property being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 09-04-24,
File Number 3-447, as follows:

Beginning at an existing iron rod on the south margin of Morgan Road being the northeast corner of Mildred A. Bates (Book 7828, Page 381) and being located approximately 1,128 feet northeast of the intersection of Wilkinson road and having a Tennessee State Plane Coordinate of N:730119.8830, E:1719986.6898;
Thence continuing with the margin of Morgan Road
NORTH 49 DEGREES 45 MINUTES 00 SECONDS EAST a distance of 138.43 feet to a set iron rod having a TSPC of N:730209.3258, E:1720092.3438 and being the Point of Beginning of this description;
Thence continuing with the margin of Morgan Road
NORTH 49 DEGREES 45 MINUTES 00 SECONDS EAST a distance of 61.63 feet to an existing iron rod being an original corner of Goostree and Hand;

Thence with the original line SOUTH 04 DEGREES 06 MINUTES 58 SECONDS WEST a distance of 236.43 feet to a set iron rod capped "Chandler";
Thence with a new line and severing the property of Brenda Goostree (Instrument Number 20190415-0033832) NORTH 04 DEGREES 01 MINUTES 32 SECONDS WEST a distance of 136.11 feet to a set iron rod capped "Chandler";
Thence NORTH 18 DEGREES 48 MINUTES 19 SECONDS WEST a distance of 63.63 feet to a set iron rod capped "Chandler" which is the point of beginning,
having an area of 4103.60 square feet, 0.09 acres, described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 09-04-24, File Number 3-447.

Being a portion of the same property conveyed to Brenda W. Goostree, unmarried woman, by deed from Floyd Marks and wife, Patricia Marks, of record as Instrument Number 20190415-0033832, Register of Deeds office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set hand and seal the day and year first above written.

Brenda W. Goostree

By: _____
Lana G. Barrett, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Robertson

On this 4th day of October, 2024, before me personally appeared **Lana G. Barrett** to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument both in her individual capacity, and in her capacity as Attorney-in-Fact for **Brenda W. Goostree**, (by virtue of a Durable Power of Attorney duly executed by the said **Brenda W. Goostree** and appearing of record as Instrument No. 202410140079569, Register's Office for Davidson County, Tennessee), and acknowledged that she executed the same as both her free act and deed and as the free act and deed of **Brenda W. Goostree**, and for the purposes therein contained.

Witness my hand and seal at office on the day and year set out above.

_____
Notary Public

My Commission Expires:

RHONDA DAVENPORT
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 3/21/2028

****

STATE OF Tennessee)
COUNTY OF Robertson)

I, or we, hereby swear or affirm that the actual consideration for this transfer is $0.00

AFFIANT

SUBSCRIBED and SWORN to before me, this the 7th day of October, 2024.

My Commission Expires: RHONDA DAVENPORT NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires 3/21/2028

NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dilliha, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-7-2024.

Date

Affiant Signature

10-14-2024
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 14th day of October, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

RHONDA DAVENPORT
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 3/21/2028