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

No Title Examination, No Closing Deed Prepared from Information Furnished by the Parties

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 6 pgs
Fees: $37.00 Taxes: $0.00
20241014-0079571

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to **ROSS L. HAND** and wife, **BEVERLY HAND**, in this same instrument. The purpose of this deed is to put to record a new survey description for real estate owned by Ross L. Hand and wife, Beverly Hand, after a land swap of 0.09 acres with an adjoining owner.

We, **ROSS L. HAND** and wife, **BEVERLY HAND**, by these presents do hereby quitclaim and convey unto **GARY L. DILLIHA**, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

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 this property;
Thence NORTH 43 DEGREES 22 MINUTES 46 SECONDS EAST a distance of 192.86

feet to a set iron rod capped "Chandler" and being the northwest corner of Mark Redden, Jr. (Instrument Number 20200914-0104213);
Thence with said Redden SOUTH 06 DEGREES 32 MINUTES 36 SECONDS WEST a distance of 675.55 feet to a set iron rod capped "Chandler";
Thence with the west line of Michel and Teresa Pilon (Book 11691, Page 383) SOUTH 06 DEGREES 32 MINUTES 36 SECONDS WEST a distance of 316.55 feet to a set iron rod capped "Chandler" in an old fallen fence and having a TSPC of N:729403.6970, E:1720158.7763;
Thence with the north line of Owen Ferguson (Book 7232, Page 256) NORTH 84 DEGREES 37 MINUTES 58 SECONDS WEST a distance of 80.00 feet to a set iron rod capped "Chandler";
Thence with the east line of Brenda Goostree (Instrument Number 20190415-0033832) NORTH 04 DEGREES 06 MINUTES 43 SECONDS EAST a distance of 201.64 feet to a set iron rod capped "Chandler";
Thence with a new line and severing the property of Ross Hand (Book 7493, Page 977) NORTH 17 DEGREES 49 MINUTES 24 SECONDS EAST a distance of 148.56 feet to a set iron rod capped "Chandler";
Thence NORTH 17 DEGREES 31 MINUTES 48 SECONDS WEST a distance of 95.48 feet to a set iron rod capped "Chandler";
Thence with the original line NORTH 04 DEGREES 06 MINUTES 21 SECONDS EAST a distance of 168.99 feet to a set iron rod capped "Chandler";
Thence with a new line and severing the property of Brenda Goostree (Instrumnet 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 90957.02 square feet, 2.09 acres, being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 09-04-24.

Being: (1) a portion of that property conveyed to Ross Hand and wife, Beverly Hand by deed from Michael E. Colorich and wife, Shirley J. Colorich, of record in Deed Book 7493, Page 977; together with (2) all of that property conveyed to Ross Hand and wife, Beverly Hand, by deed from Beverly W. Goostree, unmarried woman, of record as Instrument No. _____202410140079570_____, Register's Office for Davidson County, Tennessee.

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

And now, I, the said **GARY L. DILLIHA**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **ROSS L. HAND** and wife, **BEVERLY HAND**, the same property hereinabove described and set forth, being described as follows, to wit:

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;
Thence with a new line and severing the property of Brenda Goostree (Instrumnet Number 20190415-0033832) SOUTH 18 DEGREES 48 MINUTES 19 SECONDS EAST a distance of 63.63 feet to a set iron rod capped "Chandler";
Thence SOUTH 04 DEGREES 01 MINUTES 32 SECONDS EAST a distance of 136.11 feet to a set iron rod capped "Chandler";
Thence with the original line SOUTH 04 DEGREES 06 MINUTES 21 SECONDS WEST a distance of 168.99 feet to a set iron rod capped "Chandler";
Thence with a new line and severing the property of Ross Hand (Book 7493, Page 977) SOUTH 17 DEGREES 31 MINUTES 48 SECONDS EAST a distance of 95.48 feet to a set iron rod capped "Chandler";
Thence SOUTH 17 DEGREES 49 MINUTES 24 SECONDS WEST a distance of 148.56 feet to a set iron rod capped "Chandler;
Thence with the original line SOUTH 04 DEGREES 06 MINUTES 43 SECONDS WEST a distance of 201.64 feet to a set iron rod capped "Chandler";
Thence with the north lines of Owen Ferguson (Book 7232, Page 256) and (Book 5047, Page 359) NORTH 84 DEGREES 24 MINUTES 17 SECONDS WEST a distance of 80.00 feet to an existing iron rod at a fence post and having a TSPC of N:729418.9744, E:1719999.5199;
Thence with the east line of Mildred A. Bates
NORTH 01 DEGREES 02 MINUTES 55 SECONDS WEST a distance of 701.03 feet to an existing iron rod which is the point of beginning,
having an area of 87930.58 square feet, 2.02 acres, being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 09-04-24.

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

IN WITNESS WHEREOF, the parties have hereunto set their signatures this the 7th day of October, 2024.

Ross L. Hand

Beverly Hand

Gary L. Dilliha, Trustee

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ross L. Hand**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office 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

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Beverly Hand**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 7th day of October, 2024.

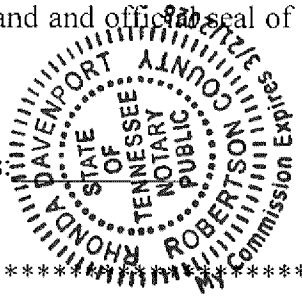
My Commission Expires: RHONDA DAVENPORT NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires 3/21/2028

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary L. Dilliha**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument, in his capacity as Trustee, for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 1st day of October, 2024.

My Commission Expires: 

Rhonda Davenport
NOTARY PUBLIC

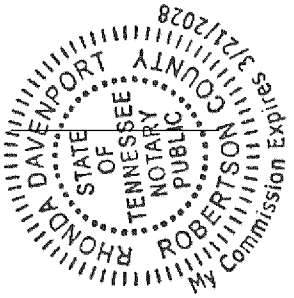
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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual value or consideration, whichever is greater, for the transfer is $ NONE

Ross Hand
AFFIANT

Subscribed and sworn to before me this 1st day of October, 2024.

My Commission Expires: 

Rhonda Davenport
NOTARY PUBLIC

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)

