ADDRESS NEW OWNER AS:
Brenda W. Goostree
2735 Morgan Rd.
Joelton, TN 37080

SEND TAX BILLS TO:
New Owner

Map/Parcel 015 00 0 090.03

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
20241014-0079572

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 **Ross Hand** and wife, **Beverly Hand,** referred to herein as Parties of the First Part, and **Brenda W. Goostree**, unmarried woman, Party of the Second Part.

WITNESSETH:

That the said Parties of the First Part for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, do hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part all of their 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;
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 the original line SOUTH 04 DEGREES 06 MINUTES 21 SECONDS WEST a distance of 168.99 feet to a set iron rod capped "Chandler" and being the Point of Beginning of this description;
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 NORTH 04 DEGREES 06 MINUTES 43 SECONDS EAST a distance of 233.07 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, 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.

Being a portion of the property conveyed to Ross L. Hand and wife, Beverly Hand by deed from Michael E. Colorich and wife, Shirley J. Colorich, of record in Deed Book 7493, Page 977, Register's Office for Davidson County, Tennessee.

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

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

Ross L. Hand

Ross L. Hand

Beverly Hand

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

Rhonda Davenport
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 2nd day of October, 2024.

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

Rhonda Davenport
NOTARY PUBLIC

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STATE OF Tennessee)
COUNTY OF Robertson)

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

Beverly Hand
AFFIANT

SUBSCRIBED and SWORN to before me, this the 4th day of October, 2024.

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

Rhonda Davenport
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.

Rhonda Davenport
Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

