Karen Johnson Davidson County
Batch# 1209213 DEEDQC
12/02/2024 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20241202-0093487

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DENA A ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-01-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$450,000.00.**

Subscribed and sworn to before me this 27 day of November, 2024.

Notary Public **Affiant**

My Commission Expires: 8/1/28

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Dennis Lee Head **400 Rosehill Court** **Goodlettsville, TN 37072**	Same as New Owner.	**M/P: 25-7-35**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Scot Alan Head, Dennis Lee Head and Ricky Dale Head, as sole heirs at law of Leona F. Head**, by these presents does hereby quitclaim and convey unto **Dennis Lee Head, unmarried**, and their successors, heirs, and assigns, all their rights, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being lot No. 46 on the Plan of Ranchwood Estates, Section III, Goodlettsville, Tennessee, as of record in Plat Book 3300, Page 59, in the Register's Office for Davidson County, Tennessee, and more particularly descsribed as follows:

Said Lot No. 46 fronts 185.5 feet on the Southerly margin of Rosehill Drive, and runs back between lines, 175.15 feet on the Easterly line and around a curve and on Rosehill Court, which is the Westerly line, a total of 231.00 feet to a dead line in the rear, upon which it measures 177.56 feet thereon.

Being the same property that was conveyed to Charles T. Head and wife, Leona F. Head by warranty deed from David T. Coots and wife, Marguerite D. Coots, dated October 1, 1992 in a deed of record in Book 8746, page 219, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Charles T. Head and Leona F. Head by Deed of Correction to Charles T. Head and Leona F. Head as tenants in common, without the right of survivorship dated January 28, 1997. The said Charles T. Head having died testate on or about August 6, 2000 with his Will probated of record in 00P1383, Seventh Circuit Court of Davidson County, Tennessee devising said real property Leona F. Head. The said Leona F. Head having died intestate on or about July 27, 2024 leaving Scot Alan Head, Ricky Dale Head and Dennis Lee Head as her sole heirs at law. For further reference see Affidavit of Heirship filed of record in Instrument No. 202412020093486, said Register's Office for Davidson County, Tennessee.

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 27th day of November, 2024.

Scot Alan Head

Ricky Dale Head

Dennis Lee Head

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Scot Alan Head, Dennis Lee Head, and Ricky Dale Head,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 27th day of November, 2024.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **11/27/2024** [DATE].

AFFIANT SIGNATURE

11/27/2024

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **27th** day of **November**, 2024.

Notary Signature
My Commission Expires: _____
[SEAL]

