PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF December, 2024.

Notary Public
My Commission Expires:
12-5-2027

ADAM NEELLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1212767 DEEDQC
12/05/2024 09:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241205-0094424

| Address New Owner | Send Tax Bills | Map-Parcel Numbers |
|---|---|---|
| **Reasonover Family Trust**<br>**299 Kemper Dr. S**<br>**Madison TN 37115** | **Same** | **Map 40 Parcel 104** |

## QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Mary Louise B. Reasonover has bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Mary Burks Reasonover, Trustee of Reasonover Family Trust her successors and/or assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being one-third of the property known as the Hutchinson Home Place Property lying south of Tract No. I described in the deed of record in Book 4265 page 856 Register's Office for said County, consisting of 72 acres more or less, conveyed to John Hutchinson by deeds of record in Book 75 Page 623, Book 81 522 and Book 448 Page 352 Register's Office described as follows:

Beginning in the westerly boundary line of said tract of 148 ½ acres and on the west margin of said 16 foot right of way' running thence south 6 degrees east 40.80 plies to a stake; thence south 21 degrees west 36.48 poles to an elm three/ thence south 31 ½ degrees east 6.56 poles to a stake; thence south 14 degrees east 18.116 poles to a stake; thence south 10 ¼ degrees east 29.48 poles to a stake; thence 30 ½ degrees east 13.84 poles to a stake ; thence south 63 degrees east 2.12 poles to s stake; thence north 134 poles to a stake in the center of said 16 foot right of way; thence south 88 degrees west 26.96 poles to the beginning, containing 20.06 acres.

This 16 foot right of way running along the boundary line of the Hutchinson Home Place widened from 16 to 30 and running from the property herein

conveyed to Grantee to join the 30 foot right of way along the east side of the Charles F. Hutchinson Tract, Tract No. I hereinabove described so as to provide a 30 foot right way from Old Hickory Boulevard to the property herein conveyed to Grantee for the use of Grantee here heirs and Assigns and for the use of the remaining Grantors, their heirs and assigns.

Being the same property conveyed to Harold E. Reasonover and wife Mary B. Reasonover by deed from Hal D. Hardin of record in Book 7618 Page 876 Register's Office for Davidson County, Tennessee. Harold E. Reasonover died on December 25, 2017, leaving Mary B. Reasonover as the surviving tenant by the entirety.

Legal description being taken from prior deed.

This is improved property known as 0 OLD HICKORY BLVD WHITES CREEK 37189

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20 day of Nov, 2024.

Mary B Reasonover
Mary B. Reasonover

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary B. Reasonover the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20 day of November, 2024.

Notary Public

My Commission expires 6-5-2027

ADAM NEELLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

I, Emily Hobbs, 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 this 20th day of Nov. 2024

Emily Hobbs

Dated December 4, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Hobbs who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 4th day of Decem, 2024

My commission expires: 2/7/27

Notary Public

