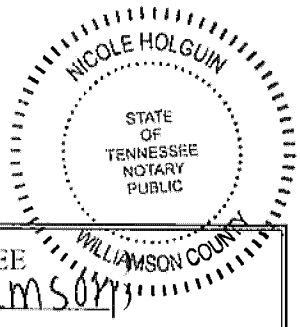


Karen Johnson Davidson County
Batch# 1217046 DEEDQC
12/17/2024 08:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241217-0097626

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration for this transfer is -$0-.

Legina Ford Chaudoin
AFFIANT

Subscribed and sworn to before me on this day, December 12, 2024.

Nicole Holguin
Notary Public

My Commission Expires: 09.10.2025

New Owner Address:
Chaudoin Family Trust
2894 Lower Walkers Creek Road
Goodlettsville, TN 37072

Send Tax Bills To:
Same

Map-Parcel Number:
017-00-0-358.00; 017-00-0-379.00; 017-00-0-120.00

QUITCLAIM DEED

Legina Ford Chaudoin, unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Chaudoin Family Trust**, dated December 12, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, December 12, **2024**.

Legina Ford Chaudoin

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Legina Ford Chaudoin**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, December 12, 2024.

Notary Public

My Commission Expires: 09.10.2025

NICOLE HOLGUIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Parcel 1:

Land lying in Goodlettsville, Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya, Land Surveying, Inc., dated June 24, 1998, as follows:

Tract No. 3 Beginning at an iron rod (new) in the Easterly margin of Lower Walker's Creek Road, this being the Northwest corner of Tract No. 2 and the Southwest corner of this described Tract No. 3; thence North 36 degrees 37' 34" East, 264.97 feet to a point; thence with a curve to the right having a delta of 4 degrees 19' 12" a radius of 701.70 feet, a tangent of 26.4 7 feet, length of 52.91 and a chord of North 38 degrees 47' 10" East, 52.89 feet to a point in the Easterly margin of Lower Walker's Creek Road; thence along the North Line of this described Tract No.3 with the meander of the creek as follows: North 55 degrees 24' 56" Wast, 50.07 feet to a point; thence North 62 degrees 40' 28" East, 106.22 feet to an iron rod; thence South 87 degrees 22' 59" East, 30.94 feet to an iron rod; thence South 51 degrees 32'' 58" East, 30.14 feet to a point; thence North 86 degrees 56' 16" East, 137.48 feet to a point; thence North 68 degrees 41' 59" East, 31.71 feet to a point; thence North 88 degrees 03' 33" East, 58.86 feet to a point; thence North 71 degrees 32' 44" East, 72.44 feet at the intersection of two (2) creeks; thence South 79 degrees 36' 08" East; 113.75 to a point in the center line of the intersection of two (2) creeks; thence South 16 degrees 43' 57" East, 129.19 feet to an iron rod; thence South 19 degrees 43' 19" West, 85.32 feet to a point in the center line of creek; thence South 11 degrees 13' 18" East, 127.84 feet to a point; thence South 7 degrees 24' 38" East, 128.50 feet to an iron rod; thence South 1 degrees 54' 138" East, 211.00 feet to a point in the center line of creek; thence South 15 degrees 24' 38" East, 500.00 feet to a rock pile; thence along the South line of this tract, North 50 degrees 19' 48" West, 1,280.49 feet to the point of beginning of this described Tract No. 3, containing 12.58 acres, more or less.

Parcel II:

Land in Davidson County, Tennessee:

Beginning at a set iron rod being 25' more or less from the center line of Lower Walkers Creek Road and being the common corner to Tract 2 of this tract and the common corner to Vernon L. Harris as of record in Deed Book 4589, Page 142, Register's Office for Davidson County, Tennessee, said iron rod being 53.73' an arc length northerly along the margin of said road from the common corner of said Vernon Harris and Carl R. Moss as of record in Deed Book 10984, Page 440, Register's Office for Davidson County, Tennessee;

Thence with the margin of Lowers Walker Creek Road with a curve turning to the right with an arc length of 55.85', with a radius of 1806.33', with a chord bearing of S 36°00'44" W, with a chord length of 55.85' to an existing iron rod being the common corner of this tract and Edna Harris as of record in Deed Book 11110, Page 357, Register's Office for Davidson County, Tennessee; thence with said Edna Harris S 53°05'49" E a distance of 421. 0T to an existing iron rod and common corner to said Edna Harris and tract 2; thence continuing with said Edna Harris N 39°17'52" E a distance of 512.47' to an existing iron rod being the common corner of said Edna Harris and this tract; thence S 48°25'26" E a distance of 75.06' to a chiseled "X" in a stone slab and the common corner of this tract and Tract 1; thence leaving said Edna Harris and with the common line of tracts 1 and 2, N 39°17'52" E a distance of 180.98' to a set iron rod; thence S 50°19'50" E a distance of 388.53' to a set iron rod; thence S 03°19'37" W a distance of 47.26' to a set iron rod and common comer to Tracts 1 and 2, and Vernon Harris; thence N 80°25'23" W a distance of 194.30' to a set iron rod being the common line of this tract and Vernon Harris and in the center of an existing gravel drive serving said Vernon L. Harris; thence with the common line of said Tract 2 and Harris S 06°49'37" W a distance of 380.40' to a set iron rod; thence N 84°51 '42" W and crossing an existing gravel drive at 333.67' a total distance of 376.58' to a set iron rod; thence N 80°33'26" W a distance of 297.34' to

a set iron rod; thence N 69°53'22" W crossing an existing gravel drive serving Vernon Harris at 26.2' more or less a total distance of 37.1 T to a set iron rod; thence N 33°08'24" W crossing said gravel drive at 95.98' more or less and continuing a total distance of 198.94' to a set iron rod which is the point of beginning, having an area of 220,508.1 square feet, 5.06 acres, more or less

Parcel III:

Being located in the 10th Councilmanic district of Davidson County, TN.

Beginning at an existing iron rod by Kevin David Crowe, PLS #1979, said iron rod being on the south margin of Lower Walkers Creek Road And being the common corner of Terrie O. Nieto and Angelo Hitt Harris As of record in Instr.: 200502110016183, Register's Office for Davidson County, Tennessee.; thence s 50°19'48" E passing an existing iron rod by said Crowe at 630.73' and continuing a total distance of 1280.49' to an existing stone pile on the West bank of a creek and in the common line of Janice L. Butler as of record in Deed Book 10513, Page 325, Registers Office for Davidson County, Tennessee.; thence s 77° 10'55" W. a distance of 203.82' to a fence corner; thence s 06°51 '54" W a distance of 117.63' to an existing iron rod at a fence corner and the common corner of this tract and Joe M. Haynes as of record in Deed Book 4943, Page 362, Register's Office for Davidson County, Tennessee ..; thence with said Haynes N 84°47'54" W a distance of 285.88* to a set iron rod being the common corner of this tract and Vernon L. Harris as of record in deed book 4589, page 142, Register's Office for Davidson County, Tennessee.; thence with said Harris N 03°19'37" E passing a set iron rod at 415.40' (being the common corner of Harris and tract 2 of this survey) a total distance of 462.66* to a set iron rod and the common c6rner of Tract 1 and 2 of this survey; thence with the common line of Tracts 1 and 2 N 50°19'50" r' a distance of 388.53* to a set iron rod; thence S 39° 17'52" W a distance of 180.98' to a chiseled "X" in a stone slab being in the common line of Edna R. Harris as of record in deed book 11110, page 357, Registers Office for Davidson County, Tennessee; thence with said Edna R. Harris N 48°25'46" W a distance of 320.94* to set iron rod in the margin of lower Walkers Creek Road and being the common corner of said Edna R. Harris and being 25* more or less from the center line of said road; thence with a curve Turning to the left with an arc length of 220.41', with a radius of 2553.58', With a chord bearing of N 39°05'55" E, with a chord length of 220.34', to an existing iron rod by said Crowe which is the point of beginning, Having an area of 233283 square feet, 5.36 acres more or less.

Being the same property conveyed to Legina Ford Chaudoin, unmarried, from Daniel T. Smith, unmarried and LaTasha Smith, unmarried, by deed of record in Instrument No. 20230410-0025753, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 2894 Lower Walkers Creek Road, Goodlettsville, TN 37072.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 December 16, 2024.

Affiant Signature

12/16/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, December 16, 2024.

Elaheh Ziglari Wiles
Notary Public

My Commission Expires: _____

