THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery
Hardeman, Montgomery & Potter
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1218159 DEEDQC
12/19/2024 07:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241219-0098450

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS	MAP & PARCEL:
Jerry Mack Hargis and Ann Fesmire Hargis 1640 Pawnee Trail Madison, Tennessee 37115	SAME	See Exhibit A

Jerry Mack and Ann Fesmire Hargis Legacy Family Limited Partnership, U/A/D March 5, 2012 ("Grantor"), does hereby quitclaim and by these presents does hereby transfer and convey all of its right, title and interest unto **Jerry Mack Hargis and Ann Fesmire Hargis, Husband and Wife** ("Grantee") in and to the real property described as follows:

SEE EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN

Being a portion of the real property conveyed to the Grantee by deed of record in Instrument No. 20151007-0102144, Register's Office for Davidson County, Tennessee. Said deed being corrected by Deed of Correction of record in Instrument No.__202412190098449___, said register's office.

The conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, affecting said real property.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18th day of December, 2024.

Jerry Mack and Ann Fesmire Hargis Legacy Family Limited Partnership, U/A/D March 5, 2012

By: Jerry Mack Hargis, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jerry Mack Hargis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of the Jerry Mack and Ann Fesmire Hargis Legacy Family Limited Partnership, U/A/D March 5, 2012, the within named bargainor, a limited partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as General Partner.

Witness my hand and seal on this 18th day of December, 2024.

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1/24/28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 18th day of December, 20234

Notary Public

1/24/28

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Tract I

638 Cheryl Street, Madison, Tennessee 37115 – M & P 052-02-0-138.00

LAND in Davidson County, Being Lot 31 and the easterly one-half of Lot No. 32 of Block "B" on the revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

SAID Lot and part of Lot adjoin and front together 75 feet on the southerly side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.

Tract II

1640 Pawnee Trail, Madison, Tennessee 37115, M & P 063-00-0-109.00

Land in the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by H. Gee, April 4, 1967, as follows:

Beginning at an iron pin in the northerly margin of Pawnee Trail, same being the southwesterly corner of the property herein described and the northwesterly corner of the property conveyed to Curtis E. Chaffin and wife, by deed of record in Book 4140, page 661, Register's Office for said County; thence leaving said margin with Chaffin's westerly line north 22 degrees 55 min. west 660.2 feet to an iron pin in a fence; thence with said fence south 64 degrees 28 min. west 205.0 feet to an iron pin; thence south 23 degrees 55 min. east 615.9 feet to an iron pin in the northerly margin of said Pawnee Trail; thence with said margin north 76 degrees 43 min. east 208.5 feet to the beginning, containing 3 acres, more or less.

Tract III

8404 Terry Lane, Hermitage, Tennessee 37076 – M & P 075-10-0-149.00

LAND lying and being in Davidson County, Tennessee, and being Lot. No. 184 on the Map of Hermitage Estates Subdivision, and of record in Book 3300, pages 70 and 71, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 184 fronts 81 feet on the Southeasterly margin of Terry Lane and extends back between lines measuring 149.75 feet on the Southwesterly line and 149.82 feet on the Northeasterly line to a dead line in the rear on which it measures 81 feet.

Certification of Recorded Documents

I, Jamie C. Polk, 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 December 18, 2024.

(AFFIANT) – Jamie C. Polk

12/18/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 18th day of December, 2024.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY