Karen Johnson Davidson County
Batch# 1229801 DEEDQC
01/23/2025 01:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250123-0005375

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-25967-24

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of JANUARY, 2025.

NOTARY PUBLIC

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Crystal Ann Hasty 6044 Marrowbone Lake Road Joelton, TN 37080	Same as Address of New Owner	028-00-0-113

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Phillip Brinkley,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Crystal Ann Hasty** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 2 on the Plan of Paul L. Hicks's Property, not found of record, and as shown on a survey by William A. Cummings, Tennessee Registered Land Surveyor No. 1314, dated August 10, 1987, as follows:

Beginning at an iron pin in the easterly right-of-way of Little Marrowbone Lake Road, said pin being northerly along said right-of-way approximately 0.2 mile from its intersection with Grays Point Road, and being at the intersection of said right-of-way with the northerly boundary line of property owned by Charles E. Jones, et ux, of record in Deed Book 6981, page 490, RODCT; thence with said right-of-way as follows: North 27 degrees 27 minutes 00 seconds East 100.00 feet; North 19 degrees 02 minutes 00 seconds East 50 feet; North 1 degree 21 minutes 00 seconds West 78.00 feet to an iron pin; thence, leaving said right-of-way with the southerly

boundary line of property owned by James R. Chaffin, et ux, of record in Deed Book 5332, page 185, RODCT, North 89 degrees 30 minutes 00 seconds East, 1298.00 feet to an iron pin in the westerly boundary line of property owned by A. L. Krantz of record in Book 476, page 128, RODCT; thence with said westerly boundary line, South 3 degrees 31 minutes 00 seconds West, 200.00 feet to an iron pin; thence with said Jones's northerly boundary line, South 88 degrees 54 minutes 20 seconds West, 1346.50 feet to the beginning, and containing 6.19 acres, more or less.

Being the same property conveyed to Crystal Ann Hasty and Phillip Brinkley, as joint tenants with rights of survivorship, from Judy Carroll Jones, fka Judy Carroll Clark, married, by Warranty Deed dated July 14, 2023 and recorded July 20, 2023 in Instrument #20230720-0055964, said Register's Office.

Being the same property conveyed to Judy Carroll Clark from Hubert F. Clark and wife, Mary Sue Clark, by Warranty Deed dated November 8, 2000 and recorded November 20, 2000 in Instrument #20001120-0114723, said Register's Office.

WITNESS MY HAND, this 17th day of JANUARY, 2025.

Grantor:

Phillip Brinkley

Phillip Brinkley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Phillip Brinkley, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 17th day of January, 2025.

Notary Public

BRYANT L GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Bryant L Grantham

Printed Notary Name

My commission expires: 6-1-2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan 17, 25 (date of document).

Jennifer L. Pennell

Jan 23, 25

Date

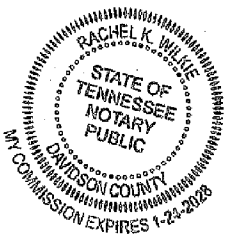
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 23, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal