QUITCLAIM DEED

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF TENNESSEE
COUNTY OF ROBERTSON

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

Moriah Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF January, 2025.

Lori Keller
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LORI KELLER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON My Comm. Expires October 5, 2025

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Sean M. McAvoy	Sean M. McAvoy	15-86
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
7414 Wilkinson Road, TN 37080	7414 Wilkinson Road, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241478

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Moriah Henderson,**, hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Sean M. McAvoy**, hereinafter called the **GRANTEE**, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows:

Tract 1:
Beginning at a point in Wilkinson Road, the southwest corner of this tract and the northwest corner of the tract conveyed to George Robert Millikan, by deed of record in Book 2241, Page 601, Register's Office for Davidson County, Tennessee (RODCT); thence with Milliken's northerly line North 68 degrees 15 minutes East 190 feet to a point; thence North 33 degrees East 195 feet to a point; thence North 34 degrees 30 minutes East 128 feet to a point; thence North 67 degrees West 373 feet to a point in Wilkinson Road; thence with said Road South 14 degrees 45 minutes West 163 feet to a point; thence South 1 degree East 66 feet to a point; thence South 42 degrees West 89 feet to a point; thence South 22 degrees East 330 feet to the point of beginning, containing 2.8 acres, more or less.

EXCLUSION:
INCLUDED in the above described property, but specifically EXCLUDED therefrom is that portion thereof described in the Deed of record in Book 6637, page 561, said Register's Office.

Tract 2:
Being the property on the True side of the mutual boundary line between the True and Harris property (being the southwesterly side of that mutual boundary line), which mutually agreeable boundary line is described as follows: BEGINNING at a spike in the intersection of the centerline of Union Hill Road with the centerline of Wilkerson Road; thence, with the centerline of Wilkerson Road the following calls: North 40°18'02" West, 111.18 feet to a spike; North 23°13'36" West, 77.25 feet to a spike; North 13°34'14" West, 332.12 feet to a spike; North 24°06'38" West, 203.50 feet to a spike; North 25°33'56" West, 116.00 feet to a spike; North 8°52'15" West, 117.60 feet to a point in the centerline of a bridge of Sulphur Branch Creek; North 01°18'37" West, 67.75 feet to a spike; North 09°56'40" East, 259.81 feet to a spike; North 18°21'37" East, 135.04 feet to the aforementioned iron spike beginning point; then, South 46°01' East, 373.0 feet to an iron spike at a fence corner, and this line being common boundary line between the H. Carter Harris and wife, Carol Anglin Harris property and the Betty Jo True property.

BEING the same property conveyed to Sean M. McAvoy and Moriah Henderson by Warranty Deed from Joshua H. Rector, a married man dated August 15, 2024 and filed for record in Instrument No. 20240816-0062795, Register's Office for Dsvidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 8394, page 626, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 7414 Wilkinson Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1233049 DEEDQC
02/03/2025 02:39:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250203-0008075

Witness my hand this 31st day of January, 2025.

Moriah Henderson

Moriah Henderson

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Moriah Henderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2025

Lori Keller
Notary Public
My Commission Expires: 10-5-25

LORI KELLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 5, 2025