This Instrument Prepared By:

Name Sherid McGhee
Address 2593 Crocker Springs Rd.
Goodlettsville TN 37072

After Recording Return To:

Name Sherid McGhee
Address 2593 Crocker Springs Rd
Goodlettsville TN 37072

Karen Johnson Davidson County
Batch # 1235844 DEEDQC
02/10/2025 02 55 30 PM 4 pgs
Fees $22 00 Taxes $0 00
20250210-0010036

Space above this line for recorder's use only

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, that Doc McGhee (Grantor(s) name), on 01.25.2025 for and in consideration of the sum One Dollar ($ 1.00) does hereby bargain, sell, release, remise, quitclaim and convey unto Sherid McGhee (Grantee(s) name) all rights, title, and interest in and to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Printed and Attached
Source of Title
20160225-0018089

[WRITE LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

A Preceding Instrument Has Been Recorded: ☑ Yes ☐ No
Instrument Type: _____
Office Where Recorded _____
Book and Page Number: 20160225-0018089

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 1-25-25

Grantor's Signature
Doc McGhee
Grantor's Name
13631 Pawnview Circle.
Street Address
Wayne FL. 34119
City, State & ZIP

Grantor's Signature
Grantor's Name
Street Address
City, State & ZIP

eSign

In Witness Whereof,

Witness's Signature
Rachel Davis
Witness's Name
12870 Trade way Four STE 107
Street Address
Bonita springs, FL 34135
City, State & ZIP

Witness's Signature
Naylet Chavez
Witness's Name
12870 Trade way Four STE 107
Street Address
Bonita Springs, FL 34135
City, State & ZIP

STATE OF Florida)
COUNTY OF LEE)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared DOC MCGHEE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that they executed the foregoing instrument for the purpose contained therein

Witness my hand and seal this 1/25/2025 (mm/dd/yyyy)

RACHEL L. DAVIS
Commission # HH 316762
Expires September 27, 2026

Notary Public
My Commission Expires 9.27.26

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00

Affiant/Grantee's Signature
Sherid McGhee
Affiant/Grantee's Name

STATE OF Florida)
COUNTY OF LEE)

Subscribed and sworn to before me this 25 day of January, 2025

RACHEL L. DAVIS
Commission # HH 316762
Expires September 27, 2026

Notary Public
My Commission Expires: 9.27.26

The following information is not a part of this Deed

Property Address: 2593 Crocker Spring Rd
Goodlettsville, TN. 37072

Owner's Name: Sherrod McGhee, Doc McGhee

Owner's Address _____

_____

Parcel Number: 016-00-0-229.00

Mail Tax Bills to. Sherrod McGhee
2593 Crocker Spring Rd
Goodlettsville, TN 37072

LAND in the 10th Civil District of Da[illegible] Tract No. 7A on an unrecorded survey of
William and Patty Frensley Property, by Ray C. Cole, Surveyor No. 924, dated December 5, 1988; and described
according to a survey made by Campbell Surveying Co., Inc., dated 12/03/93, License No. 665, whose address is
2424 21st Ave. S., Suite 201, Nashville, TN 37212, as follows:
To find the Point of Beginning, begin at the most northwest corner of Tract No. 7 as described in deed to William
Frensley and wife, Patricia Frensley of record in Book 7709, page 337, Register's Office for Davidson County,
Tennessee; thence along the line of H.W. Newlin, South 43 degrees 37 minutes 27 seconds West 320.71 feet to
an existing iron pin; thence along a 50 foot ROW access easement South 42 degrees 33 minutes 48 seconds
East 64.32 feet; thence continuing along the line of said access easement South 20 degrees 41 minutes 56
seconds East 132.13 feet to the point of beginning, North 44 degrees 16 minutes 38 seconds East 192.30 feet to
an iron pin set; thence South 77 degrees 43 minutes 22 seconds East 240.00 feet to a point; thence South 53
degrees 02 minutes 35 seconds East 675.53 feet to an iron pin set on the line of said access easement; thence
continuing along the line of said access easement for the next five calls: North 83 degrees 00 minutes 23 seconds
West 149.78 feet; thence North 83 degrees 19 minutes 59 seconds West 209.06 feet; thence South 89 degrees
16 minutes 18 seconds West 380.97 feet to a point; thence North 47 degrees 48 minutes 26 seconds West
126.00 feet to a point; thence North 20 degrees 41 minutes 56 seconds West 218.57 feet to the point of beginning, containing 5.05 acres, more or less. Together with an easement as shown of record in Book 7604,
page 194, Register's Office for Davidson County, Tennessee.