Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information
supplied by the parties

Karen Johnson Davidson County
Batch# 1245965 DEEDQC
03/14/2025 06:33:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250314-0018555

New Owners:

Clay Alexander Hamilton
138 Pennystone Circle
Franklin, TN 37067

William Ethridge Kiger
1001 4th Ave N, Apt 136
Nashville, TN 37219

Thomas Glenn Kiger
1515B Hayden Dr.
Nashville, TN 37206

Send tax notice to:

William Ethridge Kiger
1001 4th Ave N, Apt 136
Nashville, TN 37219

Map and Parcel Number: **Map 13, Part of Parcel 200**

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration **Howard Glenn Kiger, Jr.** and **Mary H. Kiger** (collectively the "Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Clay Alexander Hamilton,** a twenty-nine percent (29%) interest as tenant in common; unto **William Ethridge Kiger,** a thirty-five and one-half percent (35.5%) interest as tenant in common; and unto **Thomas Glenn Kiger,** a thirty-five and one-half percent (35.5%) interest as tenant in common (collectively the "Grantees"); together being all of the Grantors' interest in and to a certain tract of land described more fully as follows:

See Attached Exhibit A.

Description is taken from prior deed of record. This is improved real property known as 6966 Clarksville Pike, Joelton, Davidson County, Tennessee 37080.

Being the same property that was the subject of an Affidavit of Heirship, dated November 21, 2024, of record in Instrument Number 20241125-0092106, Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on the 11th day of March, 2025.

Howard Glenn Kiger, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within **Howard Glenn Kiger, Jr.**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of March, 2025.

NOTARY PUBLIC

My Commission Expires: 6-17-2028

DEBRA P. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-17-2028

Mary H. Kiger

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within **Mary H. Kiger**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of March, 2025.

NOTARY PUBLIC

My Commission Expires: 6-17-2028

DEBRA P. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-17-2028

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is Zero Dollars ($0).

AFFIANT

Sworn to and subscribed to before me on the 11th day of March, 2025.

NOTARY PUBLIC

My Commission Expires: 6-17-2028

DEBRA P. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-17-2028

EXHIBIT A

Property located in the 1st Councilmanic District of Davidson County, TN and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 06-13-23, File Number 3-203, as follows:

Point of Beginning being located on the west margin of Clarksville Pike (or U.S. Highway No. 112 (State Highway Plans Federal Aid Project No. WPH 239, Section H, Sheet No. 7, Dated: 1936), and being located approximately 695 feet south of the intersection with Rawlings Road and NORTH 82 DEGREES 42 MINUTES 24 SECONDS WEST a distance of 0.46 feet from an existing iron rod;

Thence with a curve turning to the right with an arc length of 813.64 feet, with a radius of 3239.09 feet, with a chord bearing of SOUTH 10 DEGREES 30 MINUTES 0 SECONDS WEST, with a chord length of 811.50 feet to a set iron rod having a Tennessee State Plane Coordinate of N:719793.5466, E: 1708266.9794;

Thence continuing with a curve turning to the right with an arc length of 50.28 feet, with a radius of 3239.09 feet, with a chord bearing of SOUTH 18 DEGREES 08 MINUTES 29 SECONDS WEST, with a chord length of 50.28 feet to a set iron rod having a TSPC of N:719745.7647, E:1708251.3236;

Thence continuing with a curve turning to the right with an arc length of 212.55 feet, with a radius of 3239.09 feet, with a chord bearing of SOUTH 20 DEGREES 27 MINUTES 57 SECONDS WEST, with a chord length of 212.51 feet to a set iron rod having a TSPC of N;719546.6707, E: 1708177.0203, this being the Point of Beginning of this description;

Thence continuing with a curve turning to the right with an arc length of 149.50 feet, with a radius of 3239.09 feet, with a chord bearing of SOUTH 23 DEGREES 40 MINUTES 05 SECONDS WEST, with a chord length of 149.49 feet;

Thence SOUTH 24 DEGREES 59 MINUTES 25 SECONDS WEST a distance of 101.80 feet to a set iron rod;

Thence NORTH 65 DEGREES 09 MINUTES 47 SECONDS WEST a distance of 30.00 feet to a set iron rod;

Thence SOUTH 24 DEGREES 50 MINUTES 13 SECONDS WEST a distance of 45.06 feet to a point in a drain located NORTH 55 DEGREES 53 MINUTES 49 SECONDS WEST a distance of 29.91 feet from an existing iron rod at a culvert headwall;

Thence with the north line of Emad Saad and Viola Kozman (Instrument Number: 20200415-0039660) NORTH 55 DEGREES 53 MINUTES 49 SECONDS WEST passing a set iron witness rod on the southeast bank of a creek at 796.02 feet and continuing a total distance of 838.31 feet

to a point in the creek and being located NORTH 04 DEGREES 43 MINUTES 01 SECONDS EAST a distance of 88.94 feet from an existing capped iron rod on the bank of the creek;

Thence along said creek NORTH 04 DEGREES 43 MINUTES 01 SECONDS EAST a distance of 175.06 feet;

Thence NORTH 27 DEGREES 29 MINUTES 11 SECONDS EAST a distance of 66.00 feet;

Thence NORTH 35 DEGREES 47 MINUTES 06 SECONDS EAST a distance of 114.18 feet;

Thence leaving said creek and with a new line severing the property of Ellis P. Jakes (Instrument Number: 20170630-0066338) SOUTH 32 DEGREES 51 MINUTES 23 SECONDS EAST passing a set iron witness rod on the east bank of the creek at 40.0 feet, having a TSPC of N:720051.3177, E:1707467.1126) and continuing a total distance of 335.03 feet to a set iron rod, having a TSPC of N:719803.4283, E:1707627.0919;

Thence SOUTH 64 DEGREES 58 MINUTES 21 SECONDS EAST a distance of 606.91 feet to a set iron rod which is the point of beginning, having an area of 230894.86 square feet, 5.30 acres,

CERTIFICATE OF AUTHENTICITY

I, **Aaron B. Morales,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed on March 11, 2025 and authenticated according to law on March 11, 2025.

Affiant Signature

Dated: March 11, 2025

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 11 day of March, 2025.

Notary's Signature

My Commission Expires: 6-17-2028

Notary's Seal:

