Karen Johnson Davidson County
Batch# 1260820 DEEDQC
04/17/2025 12:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250417-0029456

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Bailey Mykel Koger, Sara Arnaout
Richard N. Koger, Jr.
3897 Cantarutti Road
Joelton, TN 37080

Send Tax Bill to:
Owner

Map-Parcel Numbers:
029-00-0 190.00

State of Tennessee
County of Rutherford

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

B.B
Affiant

JUSTIN MOONEYHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Subscribed and sworn to before me, this the 14th day of April, 2025.

Notary Public

My Commission Expires:
4/12/27

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BAILEY MYKEL KOGER, A MARRIED MAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **BAILEY MYKEL KOGER AND SARA ARNAOUT, HUSBAND AND WIFE, AND RICHARD N. KOGER, JR.,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE,** MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as **3897 Cantarutti Road, Joelton, TN 37080**.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 14th day of April, 2025.

Bailey Mykel Koger

STATE OF Virginia
COUNTY OF Richmond City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bailey Mykel Koger,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2025.

My commission expires: 1.31.2027 Notary Public

Commonwealth Of Virginia
Stephanie Watson Stanley - Notary Public
Commission No. 221945
My Commission Expires 01/31/2027

Exhibit A

Land in Davidson County, Tennessee, described according to a survey made August 12, 1959, by Hickerson-Miller., Engineer-Surveyors, revised January 27, 1961, by E.L. Miller, Jr., and Company, Surveyors, as follows:

Beginning in the southeasterly margin of the turn around of Cantarutti Road, said point being the northeasterly corner of the property conveyed to Howard B. Moore and wife, by deed of record in Book 3254, page 155, Register's Office for said County; thence along Moore's northeasterly line. South 42° East. 400 feet, more or less, to the center of a branch; thence continuing with the center of said branch. North 61° 18' East. 106 feet; North 36° 24' East, 114 feet; thence North 41° 27' East,111 feet; North 19° 51' East, 91 feet to point; thence leaving said branch, North 77° 30' West, 545 feet, more or less, to the easterly margin of Cantarutti Road; thence with the easterly margin of said road, South 12° 30' West, 34 feet to a point; thence along the margin of said road, a distance of 36 feet in a southeasterly direction along a curve having a radius of 50 feet; thence continuing with the margin of said road as its turn around, a distance of 68 feet in a southerly and southwesterly direction along a curve having a radius of 50 feet, to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Stella Revocable Trust by deed dated 02/26/2021, from Nathan Don Mayo and Felicia Paige Mayo of record in Instrument No. 20210302-0026385, Register's Office for said County.

Being the same property conveyed to the Grantor(s) by Deed of record in Book 202504170029454, Page _____, in the Register's Office for Williamson County, Tennessee.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 04/14/2025.

Affiant Signature

04/17/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of APRIL, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY