THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP 017000
PARCEL 011.00

NEW OWNER'S ADDRESS
Carol Lea Wade & Mack Wade
2564 Greer Rd
Goodlettsville, TN 37072

Karen Johnson
Batch # 1271122
05/09/2025 11 00 33 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250509-0036534

SEND TAX BILLS TO
Freedom Mortgage Corp
PO Box 50485
Indianapolis, IN 46250-0485

QUITCLAIM DEED

PREPARERS DISCLAIMER This instrument is prepared based on information provided by the parties named therein 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, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction

FOR AND IN CONSIDERATION of no monetary consideration, we, Carol Lea Wade fka Carol Lea Christie and Mack Wade, Grantor(s), by these presents do hereby quitclaim and convey unto Carol Lea Wade and husband, Mack Wade, Grantee(s), their successors and assigns all of our interest in the following described tract or parcel of land, to wit.

Certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract 2 on a survey dated October 9, 1989, By Ray G. Cole, Registered Land Surveyor. No. 924 (Job Number 89-131), as follows:

TRACT 2
Beginning at an iron pin in the Easterly margin of Greer Road, a corner to Tract 1 (said point being South 41 deg. 05' 24" East 47.071.01 feet to an iron pin thence, in a Southeasterly direction on a curve having a delta angle of 08 deg. 30' 03" a radius of 727.45 feet and a tangent of 54.06 feet for a distance of 107.93 feet to an iron pin marking the common corner of Tract 1 and the property conveyed to Roger D. Ferguson by deed of record in Book 7500, Page 14, Register's Office for Davidson County, Tennessee); thence. with said margin of said road North 41 deg. 05' 24" West 14.18 feet to an iron pin; thence, in a Northwesterly direction on a curve having a delta angle of 09 deg. 10' 40" a radius of 474.31 feet and a tangent of 38.07 feet for a distance of 75.97 feet to an iron pin; thence, North 31 deg. 54' 41" West 64.84 feet to an iron pin in the line of Tract 3; thence, with the line of Tract 3 North 54 deg. 58' 51" East 401.45 feet to an iron pin; thence, North 73 deg. 10' 14" East 1,288.52 feet to an iron pin in the line of Tract 6; thence, with the line of Tract 6 South 29 deg. 49' 13" East 150.00 feet to an iron pin in the line of Tract 1; thence, with the line of Tract 1 South 72 deg. 01' 09" West 1,268.29 feet to an iron pin; thence, South 58 deg. 36' 06" West 400.21 feet to the point of beginning and containing 6.22 acres, more or less.

Being the same property conveyed to Carol Lea Christie, unmarried and Mack Wade, unmarried by Quitclaim Deed dated 10/24/2002 from Carol Lea Christie of record in Instrument No. 20021108-0137933 and Carol Lea Christie, unmarried by Warranty Deed dated 9/12/1997 from Rodger D. Ferguson and wife, Carol J. Ferguson of record in Book 10611, Page 323, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as 2564 Greer Rd , Goodlettsville, TN 37072

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

IN WITNESS WHEREOF we have hereunto set our hand on the 30th day of April, 2025

Carol Lea Wade
Carol Lea Wade fka Carol Lea Christie

Mack Wade
Mack Wade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carol Lea Wade and Mack Wade, 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 30th day of April, 2025.

Tammy D. Mellons
Notary Public
My Commission Expires 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0 Exempt from transfer tax pursuant to T C.A 67-4-409a3E

Mack Wade
Affiant

Sworn and subscribed before me, this the 30th day of April, 2025

Tammy D. Mellons
Notary Public
My Commission Expires 11/8/2027

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY