NEW OWNER

James Harold Withers
4335 Central Pike
Hermitage, Tennessee 37076

SEND TAX BILLS TO
New Owner

Map & Parcel: 087 00 0 069.00

THIS INSTRUMENT PREPARED BY

ROCHELLE, McCULLOCH & AULDS, PLLC
109 North Castle Heights Avenue
Lebanon, Tennessee 37087

PREPARED FROM INFORMATION SUPPLIED BY PARTIES, NO TITLE SEARCH PERFORMED OR REQUESTED, NO TAX ADVICE GIVEN

Space for Recorder's stamp

Karen Johnson
Batch # 1279587
05/30/2025 10 57 38 AM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20250530-0042588

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt of which is hereby acknowledged, we, **TERRY DWAYNE WITHERS and HAROLD TROY WITHERS**, ("Grantors") have this day bargained and sold and do hereby quitclaim and convey unto **JAMES HAROLD WITHERS**, his heirs and assigns, forever, all of each of our interest in the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit·

A Tract of land in the 4th Civil District of Davidson County Tennessee, described as follows

Said tract begins at an iron pin on the northerly margin of Central Pike, as widened, at J W Benson's southeasterly corner, thence along the northerly margin of Central Pike in an easterly direction south 84 deg 30' East 90 ft to an iron pin at B. H Goodman's southwesterly corner, thence, with Goodman's westerly line north 1 deg East, 110 ft to an iron pin at Goodman's corner, thence west with Goodman's line north 84 deg 30' West 90 ft to an iron pin in J W. Benson's line, thence, with Benson's easterly line in a southerly direction south 1 deg west 110 ft to the point of beginning

Being the same real property conveyed to Terry Dwayne Withers and Harold Troy Withers by that Quitclaim Deed from James Harold Withers, and wife, Ella S Withers, retaining a life estate in James Harold Withers, and wife, Ella S Withers, dated August 13, 2002, of record as **Instrument No. 20020816-0099196**, in the Register's Office for Wilson County, Tennessee Ella S Withers died June 13, 2021, thereby extinguishing her life estate interest in the property

WITNESS OUR SIGNATURES hereto this 27th day of May 2025

[signatures on next two (2) pages]

TERRY DWAYNE WITHERS

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TERRY DWAYNE WITHERS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at office this 27th day of May 2025

NOTARY PUBLIC

My commission expires 12/29/26

FRANCIS X GEISENHOFFER, III
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

HAROLD TROY WITHERS

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **HAROLD TROY WITHERS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at office this 27th day of May 2025

FRANCIS X GEISENHOFFER, III STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires. 12/29/26

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The actual consideration or value, whichever is greater, for this transfer is **$0.00**

AFFIANT

Sworn to and subscribed to before me this 28 day of May 2025.

NOTARY PUBLIC

My commission expires

CINDY SINK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 22, 2027