This Instrument Prepared By
Regina Overton
1347 Union Hill Road
Goodlettsville, TN 37072

Karen Johnson
Batch # 1297803
07/15/2025 10 28 33 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250715-0055684

QUITCLAIM DEED

Address New Owner as Follows	*Send Tax Bills To*
Regina M. Overton and Amanda K. Hargis 1347 Union Hill Road Goodlettsville, TN 37072	Same
Map & Parcel No 01700028500	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Robert V. Overton (deceased) and wife Regina M. Overton, ("Grantors") do hereby quitclaim and convey unto Regina M. Overton and Amanda K. Hargis,("Grantees"), their heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee. The following described property.

BEGINNING at a stake, the northeast corner of this property; thence south 5 degrees 28 minutes west 567.12 feet, south 0 degrees 34 minutes west, 132.88 feet to a point, said point being a common corner with Galbreath and the southeast corner of the herein described tract; thence with the Galbreath line and a fence south 66 degrees 23 minutes west 536.00 feet to a stake; thence continuing with said fence north 50 degrees 39 minutes west, 429 22 feet to a fence corner post, said point being the southeast corner of Mayes property and the south west corner of the herein described tract; thence continuing with the Mayes property and a fence north 34 degrees 45 minutes east, 639.20 feet to a beech tree, said point being the northeast corner of Mayes; thence with a line with Tract 1 north 2 degrees 12 minutes east 522 9 feet to a stake dividing Tract 1 and Tract 2 to the point of beginning and containing an area of 11 0 acres more or less

Being Tract 2 of the same property conveyed to Robert V. Overton and wife, Regina M. Overton by deed of record in Book 8644 Page 471, Register's Office for Davidson County, Tennessee, the said Robert V. Overton since having died. Merrill Overton and husband Robert W. Overton and Robert V. Overton

This is improved Property known as 1347 Union Hill Road, Goodlettsville, TN 37072.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2ND day of JULY, 2025.

Regina M. Overton

Regina M. Overton

CRAIG FLAMME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 2ND day of JULY, 2025

NOTARY PUBLIC

My Commission Expires:

7/7/27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Regina M. Overton
AFFIANT

Subscribed and sworn to before me this 2nd day of JULY, 2025.

NOTARY PUBLIC

My Commission Expires:
7/7/27

CRAIG FLAMME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027