QUITCLAIM DEED
(with rights of survivorship)

PREPARER'S DISCLAIMER This instrument is prepared based on information provided by the parties named herein 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 or otherwise is given by the preparer of this instrument to the parties Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Stephen Russell Guy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm Expires June 23, 2027

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd , Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Stephen Russell Guy Mark Russell Guy	Stepehen Russell Guy Mark Russell Guy	4 149
(NAME) Coopertown Rd	(NAME) 8471 Coopertown Rd.	
(ADDRESS) Joelton , TN 37080	(ADDRESS) Joelton , TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephen Russell Guy**, hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Stephen Russell Guy and Mark Russell Guy, as joint tenants with rights of survivorship,** hereinafter called the **GRANTEES,** their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows, to-wit

BEGINNING at a concrete monument in the Southerly right of way (25 feet from the centerline) of Coopertown Road, said monument being at the Northwest corner of Hargrove Subdivision, a plat of which is of record in Plat Book 6050, page 317, in the Register's Office for Davidson County, Tennessee, thence leaving said right of way with the Westerly boundary line of said subdivision, South 10° 16' 00" West 633.03 feet to an iron pin in the Northerly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271, page 681, in said Register's Office, thence with said Northerly boundary line North 89° 16' 00" West, 287.64 feet to an iron pin; thence severing the property of James I Caldwell III and David R Wade III of record in Deed Book 7473, page 663, in said Register's Office, North 3° 23' 40" West 561 69 feet to an iron pin in the Southerly boundary line of property owned by Bethel Church of Christ (a cemetery), thence with the boundary line of said church as follows South 84° 49' 40" East, 176 26 feet to an iron pin, North 9° 18' 20" East, 119 23 feet to an iron pin in said Southerly right of way of Coopertown Road, thence with said right of way, South 79° 44' 00" East, 242 76 feet to the beginning, containing 5 01 acres, more or less, based on a field survey completed on February 29, 1988 by Cummings Associates, Land surveyors 635 East Main Street, Hendersonville, TN 37075, Joe M. Cummings, Tennessee Registered Land Surveyor No 1513

AND BEING the same property conveyed to Stephen Russell Guy and wife, Rita D. Guy by Warranty deed from James I Caldwell III and David Wade III dated April 1, 1988 and filed of record in Book 7507, page 1, Register's Office for Davidson County, Tennessee The said Rita D. Guy (b/s/p/a Rita Darene Guy) is now deceased, having died on or about April 3, 2016, leaving the said Stephen Russell Guy, the surviving tenant by the entirety and sole owner of said land.

Unimproved ☒

This is improved ☐ property, known as Coopertown Road, Joelton, TN 37080
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

Witness my hand this 17 day of July, 2025

Stephen Russell Guy

Karen Johnson Davidson County
Batch # 1298637 DEEDQC
07/18/2025 10 14 51 AM 2 pgs
Fees $12 00 Taxes $0 00

20250718-0056723

STATE OF TENNESSEE)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stephen Russell Guy, 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 17 day of July, 2025

Notary Public
My Commission Expires

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm Expires
June 23, 2027