Karen Johnson Davidson County
Batch # 1459753 DEEDQC
08/14/2026 02:22:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260814-0076184

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY: MARVIN DRAKE

State of Tennessee)
County of ~~Davidson~~ Wilson)

The actual consideration or value, which ever is greater, for this transfer is $1

Marvin Drake
AFFIANT

Sworn to and subscribed before me this 11 *day of* August, 2026

Carin A. Koop
NOTARY PUBLIC

CARIN A. KOOP STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 03-06-2027

ADDRESS NEW OWNER:
Marvin Drake
4264 Central Pike
Hermitage, TN 37076

SEND TAX BILLS TO:
SAME

MAP/PARCEL NO.:
087-00-0-098.00

FOR AND IN CONSIDERATION OF THE SUM OF LOVE, $1 TO SELF FROM MYSELF, Marvin Drake, AS PROPERTY TRANSFERRED TO MY NAME ONLY UPON DEATH OF MY WIFE ANITA LYNN DRAKE, TO MYSELF IS HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARVIN DRAKE, WIDOW,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARVIN DRAKE** [redacted] **HUSBAND** [redacted], HEREINAFTER CALLED THE GRANTOR, MY HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson, County, Tennessee, being parts of Lots No. 3 and 4, on the Partition of the lands of Abner Cowgill, deceased, as of record in Minute Book "Q", page 301, Circuit Court for said county, and described according to a survey not of record made by George W. Watkins, Surveyor, July 15, 1960, as follows:

BEGINNING at an iron pin in the southerly margin of Central Pike at the northeast comer of the property conveyed to Anita Louise Hockett Smith and husband, Douglas Edward Smith, by deed from Anna Belle Hockett Murray, as of record in Book 3129, page 213, Register's Office for. said County; thence south 2° 15' west 225 feet to an iron pin; thence south 88°30' east 151.4 feet to a post; thence north 5° east 72 feet more or less to a point; thence north 0° 30' east 159.5 feet to a post in the southerly margin of Central Pike; thence with the southerly margin of said pike, along a curve westerly 150 feet to the point of beginning.

Being the same property conveyed to Marvin Drake, and wife Anita Lynn Drake from Larry Howse, filed of record in Instrument No. 20190320-0025285, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

This unimproved property known as 0 Central Pike Hermitage, TN 37076 M.D.

IN WITNESS WHEREOF, the Grantor(s) hereby affix their signatures on this the 11 day of August, 2026.

Marvin Drake

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

Marvin Drake, with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in ~~Davidson~~ Wilson County, Tennessee and acknowledged that he executed this instrument for the purposes stated in the instruments. He further pledges that he did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 11 day of August, 2026



Carin A. Koop
NOTARY PUBLIC

My Commission Expires: 03-06-2027