QUITCLAIM DEED

Information has been provided by the parties herein. No search has been performed nor closing executed

Davidson County DEEDQC
Recvd: 01/18/05 11:10 3 pgs
Fees:17.00 Taxes:0.00

20050118-0005897

STATE OF Tennessee
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

SUSAN B. MOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN, 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard K. Adler		169-00-0-074.00
(NAME)	(NAME)	
8797 Hester Beasley Road	SAME AS ADDRESSEE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Patricia P. Adler, hereinafter called the GRANTORS, by these presents do hereby grant, transfer, convey and quitclaim all my/our right, title and interest, unto Richard K. Adler, hereinafter called the GRANTEES, **FURTHER, PATRICIA P. ADLER HEREBY WAIVES ANY AND ALL HOMESTEAD INTEREST IN THE SUBJECT PROPERTY PURSUANT TO THE PENDING DISSCOLUTION OF MARRIAGE BETWEEN RICHARD K. ADLER AND PATRICIA P. ADLER, DAVIDSON COUNTY COURT FOR TENNESSEE.** Their heirs and assigns forever, all my/our right title and interest a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Exhibit
See ~~Schedule~~ A

Being the same property conveyed to Richard K. Adler, and wife Patricia P. Adler by Deed from Barbara L. Hoffman, a widow and filed for record on December 23, 2003 in Instrument No. 20031223-0182359, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 8797 Hester Beasley Rd., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my/our hand this 27th day of December, 2004.

X Patricia P. Adler
Patricia P. Adler

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Patricia P. Adler, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of December, 2004.

Commission expires: 1-16-08

Susan B. Mott

Notary Public

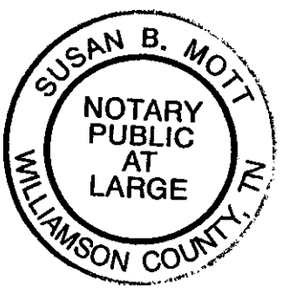


EXHIBIT A

Map/Parcel: 169-00-0-074.00

Being a certain parcel of land located in 35th Councilmanic District of Metroplitan Nashville-Davidson County, and being more particularly described as follows:

Beginning on a metal t-post on the northerly margin of Hester Beasley Road, said metal post being the northeast corner of the Loren H. & Barbara L. Hoffman property as evidenced in Bk 10088 Pg.995 Register's Office Davidson County, Tennessee (RODC, TN);

THENCE, S 55°-03'-01" W - 155.91' to a mag nail in the centerline of Hester Beasley Road, said mag nail being the TRUE POINT OF BEGINNING for this parcel and the southwest corner of the aforesaid Hoffman property;

THENCE, leaving the centerline of Hester Beasley Road and with Hoffman's southerly boundary line N 41°-08'-00" W, passing through an iron rod set on the margin of Hester Beasley Road at 25.04', in all 268.35' to an iron rod set this survey;

THENCE, N 00°-30' 00" W - 110.00' to an iron rod set this survey;

THENCE, S 89°-57'-21" W - 923.33' to an iron rod situated in the easterly boundary line of Dwayne L. Hooper as evidenced in Bk 7446 Pg 997 RODC, TN, said iron rod being the southwest corner of the aforesaid Hoffman property and the northwest corner of this parcel;

THENCE, leaving Hoffman and with Hooper S 06°-57'-45" W - 67.18' to a 2" strap iron, a corner of the Stephen R. Johnston property as evidenced in Bk 7134 Pg 336 RODC, TN;

THENCE, leaving Hooper and with Johnston and generally with a tumble down wire fence S 03°-02'-21" W - 359.44' to an iron rod set this survey, said iron rod being the southwest corner of this parcel;

THENCE, continuing with the tumble down wire fence S 86°-08'-37" E - 142.00' to an iron rod set this survey at a fence corner, said iron rod being a corner of Johnston and the northwest corner of the J.H. & Mary Johnson property as evidenced in Bk 2492 Pg 610 RODC, TN;

THENCE, leaving Johnston and with Johnson's northerly boundary line N 89°-26'-54" E, passing through an iron rod situated on the northerly margin of Hester Beasley Road at 841.97', in all 875.79' to a mag nail in the centerline of Hester Beasley Road, the southeast corner of this parcel;

THENCE, leaving Johnson and with the centerline of Hester Beasley Road N 41°-47'-00" E - 97.30' to a point;

THENCE, with a curve to the right, said curve having a delta angle of 10°-18'-18", a radius of 348.67' and a tangent of 31.44' (Chord=N 46°-56'-09" E - 62.63') to the POINT OF BEGINNING.

Parcel contains 10.03 acres± (437,026 Square Feet), according to a survey by Dividing Line Survey Services (J.R. Faulk, TN RLS#2122), dated 12/18/03.

Being the same property conveyed to Richard K. Adler, and wife Patricia P. Adler by deed from Barbara L. Hoffman, a widow and filed for record on December 23, 2003 in Book N/A, page N/A, or Instrument No. 20031223-0182359, Register's Office for Davidson County, Tennessee.