PICK-UP

Davidson County DEEDQC
Recvd: 04/11/07 16:16 2 pgs
Fees:12.00 Taxes:0.00
20070411-0043579

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615)353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Tim Forsman** **P.O. Box 120735** **Nashville, TN 37212**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: 03900003100

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledge, I/we:

JAMES ROBERTS

HEREINAFTER called the Grantor, has bargained and sold, and by these presents do transfer and convey unto

TIM FORSMAN

HEREINAFTER called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 14th Civil District, formerly the 24th Civil District of Davidson County, Tennessee, being the southwest part of Lot No. 1 on the Map of J.M. Mayo's Subdivision, of record in Will Book 30, Page 175, of the County Court for said County, described as follows:

Said part of Lot No. 1, which is bounded by three public roadways, fronts 231 feet, more or less, on the southwesterly margin of Clarksville Highway and fronts 353 feet, more or less, on the northwesterly margin of Stenberg Road. The northwesterly line of said tract extends back a distance of 424 feet, more or less, (field measure), 411 feet (deed) from a point in the southwesterly margin of Clarksville Highway, said point being the northerly corner of subject property, and being located a distance of 231 feet, more or less, from the intersection of the southwesterly margin of Clarksville Highway with the northwesterly margin of Stenberg Road, S38 ½ [degrees] W to a point in the northerly margin of Dry Fork Road, said point being the westerly corner of subject tract; thence with the northerly margin of Dry Fork Road and the southerly margin or bank of Dry Fork Creek S 67 [degrees] E 188.1 feet to a stone in the south bank of the creek thence leaving said creek, S 23 [degrees] W 26.4 feet to a stake in the northerly margin of Dry Fork Road; thence with said margin of Dry Fork Road S 67 [degrees] E 117 feet, more or less, to a point in the northwesterly margin of Stenberg Road. Deeds in prior conveyances included portions of streets right-of-way on which the property abounds. The description used is restated to give approximate dimensions taken from actual streets right-of-way.
BEING the same property conveyed to James Roberts by Trustee's Deed from Aaron Squyres, as Successor Trustee, and Samuel S. High, as Co-Trustee, of record as Instrument No. 20070411-0043284, Register's Office for Davidson County, Tennessee.

The legal description for this property was provided by the Grantors.

This is:
improved X property known as **5111 Clarksville Pike, Whites Creek, Tennessee 37189.**
unimproved ☐

WITNESS MY HAND this the 4th day of APRIL, 2007.

JAMES ROBERTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **JAMES ROBERTS**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 11th day of April, 2007.

SUSAN E. BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

NOTARY PUBLIC
My Commission Expires: 1-24-09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer for Tennessee tax recording purposes is $ -0-.

AFFIANT

Sworn to and subscribed to before me this 11th day of April, 2007.

SUSAN E. BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

NOTARY PUBLIC

My Commission Expires: 1-24-09