Davidson County DEEDQC
Recvd: 07/18/08 15:22 2 pg
Fees:12.00 Taxes:0.00
20080718-0074081

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Lee Sullivan **7198 Harper Road** **Joelton, TN 37080**	**SAME AS NEW OWNER**	**Map: 14** **Parcel: 141 & 153**

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Prepared from Information furnished by The Grantees/Grantors herein, NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE FOR THE AFORESAID COUNTY HAS BEEN MADE TO DETERMINE THE STATUS OF OWNERSHIP OR STATUS OF TITLE.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
----THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

D. Annette Mayfield
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2008

Mary Birthright
NOTARY PUBLIC

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

COMMISSION EXPIRES: 11-7-11

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged I, **CARL M. CHOATE, the Only Heir-at-law of Hartwell W. Choate a/k/a Hartwell Weaver Choate**, by these presents do hereby quitclaim his interest unto **JERRY LEE SULLIVAN AND WIFE, LOU SULLIVAN,** their successors and assigns, all their right, title and interest in and to the following described tract of land:

TRACT NO. 1:

LAND in Davidson County, Tennessee, described as follow, to-wit:

Beginning at the Northwest corner and an existing metal fence post being S. 76 deg. 24 min. 43 sec. E a distance of 21.28 feet from the center line of Harper Road, the Southwest corner of Archie Frye as of record in Book 4575, Page 550, Register's Office for Davidson County, Tennessee; thence, with said Frye and passing an existing iron rod capped by chapdelaine at 5.3 feet, more or less, S. 76 deg. 24 min. 43 sec. E a distance of 1,412.64 feet to an existing iron rod; thence, S. 76 deg. 53 min. 32 sec. E a distance of 104.07 feet to an existing iron pin in the West line of Duane Hansen as of record in Deed Book 6744, Page 978, Register's Office for Davidson County, Tennessee; thence, with said Hansen S. 10 deg. 59 min. 47 sec. W a distance of 80.00 feet to a set iron rod in an old fence row and common corner to Tract No. 2 of this survey; thence, with the common line between said Tracts No. 1 and 2 N. 79 deg. 17 min. 12 sec. W a distance of 547.05 feet to a set iron rod; thence, N. 86 deg. 51 min. 06 sec. W a distance of 575.02 feet to a set iron rod; thence N. 79 deg. 07 min. 09 sec. W a distance of 399.57 feet to a set iron rod in a gravel driveway being 18.2 feet from the center line of Harper Road and being the common corner to Tract No. 2 of this survey; thence, parallel to said center of road N. 11 deg. 15 min. 35 sec. E a distance of 229.74 feet to the point of beginning, having an area of 229187 square feet, 5.26 acres, more or less.

TRACT NO. 2:

LAND in Davidson County, Tennessee, described as follow, to-wit:

Beginning at an existing metal fence post being 16.2 feet, more or less from the center of Harper Road and being the Southwest corner of this tract; thence, parallel with the center of Harper Road N. 11 deg. 15 min. 35 sec. E. a distance of 135.09 feet to a set iron rod in a gravel drive being the common corner to Tract No. 1 of this survey; thence with a new line and common line to Tract No. 1 S. 79 deg. 07 min. 09 sec. E. a distance of 399.57 feet to a set iron rod; thence, S. 86 deg. 51 min. 06 sec. E. a distance of 575.02 feet to a set iron rod; thence, S. 79 deg. 17 min. 12 sec. E. a distance of 547.05 feet to a set iron rod; thence, S. 10 deg. 59 min. 47 sec. W. a distance of 81.35 feet to an existing capped iron rod by Winston Gaffron in a hollow, and being the common corner to Harry Krantz as of record in Book 7036, Page 491, Register's Office for Davidson County, Tennessee; thence, with said Krantz N. 68 deg. 52 min. 20 sec. W. a distance of 236.65 feet to an existing iron rod near a drain; thence, S. 49 deg. 18 min. 33 sec. W. a distance of 243.94 feet to an existing iron rod, and being the common corner to Robbins Subdivision as of record in Book 9700, Page 753, Register's Office for Davidson County, Tennessee; thence, with said subdivision N. 77 deg. 32 min. 28 sec. W. a distance of 698.08 feet to an existing iron rod and being the common corner to Charles LaRue as of record in Book 11404, Page 909, Register's Office for Davidson County, Tennessee; thence, with said LaRue N. 79 deg. 29 min. 47 sec. W. a distance of 434.83 feet to a metal fence post which is the point of beginning, having an area of 225905 square feet, 5.19 acres, more or less.

Being part of the same property conveyed to Hartwell W. Choate, a ½ undivided interest; Jerry Lee Sullivan and wife, Lou Sullivan, as tenants in common with the right of survivorship, a ½ undivided interest, by Warranty Deed dated January 5, 1979, from Orvil D. Robbins and wife, Mary B. Robbins, of record in Book 5383, Page 784, Register's Office for Davidson County, Tennessee. The said Hartwell W. Choate having since died on July 9, 1999 in Robertson County, Tennessee. Pursuant to the Last Will and Testament of Hartwell W. Choate, Deceased the heir at law is Carl M. Choate.

This is improved property known as: 7198 and 7194 Harper Road, Joelton, TN 37080

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this the 16th day of **July, 2008.**

Carl M Choate

CARL M. CHOATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office at Goodlettsville, Tennessee, this the 16th day of July, 2008.

D. Annette Maples

Notary Public

My Commission Expires: 12-01-2010

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 7, 2011

D. ANNETTE MAPLES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires DEC. 1, 2010