BILL GARRETT, Davidson County
Trans:T20090065802 DEEDQC
Recvd: 09/28/09 11:17 2 pgs
Fees:12.00 Taxes:0.00
20090928-0089726

Prepared By and Return To:
Tennessee Title Services, LLC
8005 Church Street E., Suite 216
Brentwood, TN 37027
09-0545

State of Tennessee
County of Davidson

The actual consideration of true value whichever is greater is
$ -0-

William A Vecchio Jr
Affiant

Subscribed and sworn to before me, this 22nd day of September, 2009.

Tracey Perry
Notary

Comm Expires: 5-2-11

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Chris A. Hentz	**Chris A. Hentz**	**086-00-0-230.00**
3161 Brandau Road	**3161 Brandau Road**	
Hermitage, TN 37076	**Hermitage, TN 37076**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMES GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I **Chris A. Hentz and wife, Regina E. Hentz,** HEREINAFTER CALLED THE GRANTORS, DO HEREBY QUIT CLAIM, TRANSFER AND CONVEY ALL OUR RIGHT, TITLE AND INTEREST UNTO, **Chris A. Hentz and wife, Regina E. Hentz,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LOCATED IN THE 14TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID LAND BEING DESCRIBED ACCORDING TO A SURVEY DATED 2-26-08 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN.R.L.S. NO. 1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF BRANDAU ROAD, SAID ROD BEING THE SOUTHWEST CORNER OF LAMBERT BROTHERS, INC. (BOOK 2136, PAGE 559 R.O.D.C., TN.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE LEAVING SAID ROAD WITH THE SOUTHERLY LINE OF LAMBERT BROTHERS, INC. AND A FENCE S 87°54'34" E 750.14 FEET TO A CORNER POST, SAID CORNER POST BEING THE NORTHWEST CORNER OF LAKESIDE WOODS ESTATES, SECTION 3 (BOOK 7900, PAGE 219 R.O.D.C., TN.) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE WESTERLY LINE OF JAMES J. WALROND (INSTRUMENT # 20000224-0018275 - LOT 18, LAKESIDE WOODS ESTATES, SECTION 3), BETTIE J. SPRANGLER (INSTRUMENT #20020226-0024292 - LOT 17, LAKESIDE WOODS ESTATES, SECTION 3) AND JAMES E. WILSON (INTRUMENT #20030424-0055111 – LOT 16, LAKESIDE WOODS ESTATES, SECTION 3 R.O.D.C., TN.) S 00°28'45" E 340.81 FEET TO A CONCRETE MONUMENT (OLD), SAID MONUMENT BEING THE SOUTHWEST CORNER OF LAKESIDE WOODS ESTATES, SECTION 3 AND A COMMON CORNER WITH ANTHONY E. QUINN (BOOK 8514, PAGE 441 R.O.D.C., TN.) AND THE HEREIN DESCRIBED LAND;

THENCE WITH QUINN S 05°45'53" E 361.32 FEET TO AN IRON ROD (NEW), SAID ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE SEVERING THE LAND OF CHRIS A. HENTZ AND REGINA E. HENTZ (INSTRUMENT #20040511-0053687 R.O.D.C., TN.) WITH THREE NEW LINES AS FOLLOWS:
N 47°29'27" W 806.36 FEET TO AN IRON ROD (NEW); THENCE
N 26°52'48" W 101.85 FEET TO AN IRON ROD (NEW); THENCE
N 65°42'09" W 183.86 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY MARGIN OF BRANDAU ROAD AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH SAID MARGIN OF ROAD N 49°46'51" E 25.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.86 ACRES MORE OR LESS.

Being part of the property conveyed to Chris A. Hentz and wife, Regina E. Hentz, by Warranty Deed from Linda R. Hentz, a widow, of record in Instrument No. 20040511-0053687, Register's Office for Davidson County, Tennessee, dated April 23, 2004, and recorded May 11, 2004.

The purpose of this conveyance is to establish of record the new legal description pursuant to a survey made by Campbell, McRae and Associates, Surveying, Inc., Tennessee Registered Land Surveyor, License Number 1838, dated 02/26/2008, whereby the original property acquired of record in Instrument No. 20040511-0053687, was divided into two separate tracts, the aforementioned legal description being one of said tracts.

Unimproved
This is improved X property known as 3161 Brandau Road, Hermitage, TN 37076

Witness my hand this 22nd day of September, 2009.

Chris A. Hentz

Regina E. Hentz

STATE OF
COUNTY OF

Witness my hand and official seal at Hermitage County, Tennessee this the .
Personally appeared before me, a Notary Public of said County and State,
Chris A. Hentz & Regina E. Hentz the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Commission Expires:
5-2-11

Tracey Perry
Notary Public

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY