22834-3

Box 14A

QUITCLAIM DEED	State of Tennessee County of Davidson The actual consideration for this transfer is $ -0- . Affiant Subscribed and sworn to before me, this the 27th day of October, 2020. Notary Public My commission expires: 2/24/13 (AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Terrance Lumpkin **Shannon Lumpkin**	**Charles R. McCoy Patricia M. McCoy**	**Map 043-05, Parcel 170**
1428 Sixpence Place	**6675 Clearbrook Drive**	
Madison, TN 37115	**Nashville, TN 37205**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charles R. McCoy and wife, Patricia M. McCoy

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Terrance Lumpkin and wife, Shannon Lumpkin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED LEGAL EXHIBIT "A"

BEING the same property conveyed to Terrance Lumpkin and wife, Shannon Lumpkin by Deed from Charles Ray McCoy and wife, Susan E. McCoy, in Instrument No. 20101102-0087565, Register's Office for Davidson County,Tennessee.

This conveyance is subject to restrictive covenants of record in Book 996, Page 19, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been paid by the Grantor(s) herein.

This is Improved (_X__) Unimproved (____) property, known as: **620 N. Gallatin Road, Madison, TN 37115**

Witness my/our hand(s) this 27th day of **October, 2020.**

Charles R. McCoy

Patricia M. McCoy

Patricia M. McCoy

BILL GARRETT, Davidson County
Trans:T20100069306 DEEDQC
Recvd: 11/02/10 08:55 2 pgs
Fees:12.00 Taxes:0.00
20101102-0087567

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 **Charles R. McCoy and wife, Patricia M. McCoy,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **October, 2020.**

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 2/24/13

EXHIBIT "A"

Legal Description

LAND in Davidson County, Tennessee, being more completely described according to a survey by Volunteer Land Surveying Services, dated October 22, 2010 as follows:

Beginning at the northwesterly corner of subject property; thence, South 86 degrees 30 minutes East 139.49 feet to an iron pin; thence, South 1 degree 24 minutes 34 seconds West 106.37 feet to an iron pin; thence, North 86 degrees 30 minutes West 134.63 feet to a point; thence with a curve to the right having a central angle of 88 degrees 20 minutes 48 seconds and a radius of 5.51 feet, a length of 8.50 feet to a point; thence, North 1 degree, 50 minutes, 48 seconds East 101.00 feet to the point of Beginning, containing .34 acres.