**Information was provided from parties involved. No search of public records was performed.**

**THIS INSTRUMENT PREPARED BY:**
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

**Address New Owner(s)**

**Constance Madry**
**4969 Tranham Road**
**Whites Creek, TN 37189**

Davidson County DEEDQC
Recvd: 11/04/11 13:34 3 pgs
Fees:17.00 Taxes:0.00
**20111104-0086388**

**Send Tax Bills To:**
SAME

**Map & Parcel No.:**
031-00-0-146.00

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Brandon Jackson** ("Grantors") hereby quitclaim and convey unto **Constance Madry** ("Grantee"), his heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

**Lying in formerly the 14th Civil district of Nashville, Davidson County, Tennessee; bounded on the east and south by property belonging to Oreatha Cotton of record in Will Book 70, page 25; also on the south by property belonging to Maggie Gooch of record in Deed Book 4925, page 49; on the north by the remaining property of America Collier Heirs, Deed Book 2992, page 283; and on the west by property belonging to H. A. Sesler of record in Book 6809, page 336, and more specifically described as follows:**

**BEGINNING at a point in the center of Tranham Creek, said point being on the east margin and twenty five feet (25') east of a nail in the center of Tranham Road and being approximately 3,650' east of the intersection of Tranham Road and Whites Creek Pike, the southeast corner of this tract; thence south 71 deg. 01 min. 47 sec. west, 394.26' to an iron pin set in an old fence line and being 57.62' west of an iron pin marking the northwest corner of Maggie Gooch's property and being the southwest corner of this tract; thence north 31 deg. 13 min. 59 sec. west, 578.41' to an iron pin set in Sesler's line on the side of a hill and on the south side of a small branch and being the northwest corner of this tract; thence with Sesler's line north 76 deg. 58 min. 30 sec. east, 454.05' to an iron pin set in the Center of Tranham Creek, the northeast corner of this tract; thence with the center of said creek the following, south 24 deg. 58 min. 51 sec. east 121.54' to an iron pin set in the center of said creek; thence south 58 deg. 36 min. 27 sec. east, 64.53' to a nail set in the center of Tranham Road and at the center of Tranham Creek; thence south 27 deg. 16 min. 55 sec. east, 94.82' to a point in the center of said creek; thence south 46 deg. 47 min. 45 sec. east 53.87' to a point; thence south 02 deg. 54 min. 11 sec. west, 30.97' to a point; thence south 01 deg. 25 min. 23 sec. west, 54.73 feet to a point; thence south 20 deg. 30 min. 04 sec. east, 126.15' to the point of beginning and containing 5.54 acres more or less according to a survey by Galyon W. Northcutt, RLS #1529.**

**INLCUDED in this tract is a twenty-five foot (25') ingress/egress easement for access to a small cemetery measuring fifty feet (50'), east by west, and one hundred fifty feet (150'), north and south. Said easement is adjacent to and parallel with the south property line of this tract and begins on the west margin of Tranham Road and proceeds west 112.09' to the east boundary of the cemetery.**

**ALSO included n this tract but expressly excluded therefrom is a 50' right of way approximately parallel with and adjacent to east property line and containing 0.37 acres. The right of way begins on a nail in the center of Tranham Road at the south boundary of above described tract and follows the centerline of said road with the following description, north 19 deg. 17 min. 44 sec. west 197.23' to a nail; thence north 14 deg. 47 min. 24 sec. west, 72.43' to a nail; thence north 12 deg. 14 min. 05 sec. west, 78.69' to a nail in the center of the road over Tranham Creek.**

**Being the same property conveyed to Brandon Jackson by Quitclaim Deed from Evecta Renee Ussery and Debbie Shacks dated 12/10/10 of record in Instrument Number 20101210-0098701, Register's Office for Davidson County, Tennessee.**

This is improved property known as 4969 Tranham Road, Whites Creek, TN 37189.

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

**IN WITNESS WHEREOF**, the Grantor has (Grantors have) caused this instrument to be executed on this 1st day of November, **20**14.

**Brandon Jackson**

STATE OF TENNESSEE

COUNTY OF Davidson

On this 1st day of November, 20 11, before me, the undersigned, personally appeared **Brandon Jackson** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

102103076

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 1-6-16

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration for this transfer is $0.

Constance Mosby
AFFIANT

Subscribed and sworn to before me, this 1st day of November, **20**14.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY