Davidson County DEEDQC
Recvd: 10/23/14 16:02 4 pgs
Fees:22.00 Taxes:0.00
20141023-0098037

Prepared By:
Timios, Inc.
2201 W. Plano Pkwy., Suite 175
Plano, TX 75075
Phone: (877) 251-0255

After Recording Return To: New Owner
MICHAEL W. MATLOCK / Karen J Hobbs
2391 CROCKER SPRINGS RD
GOODLETTSVILLE, TN 37072-9446

1015637

QUITCLAIM DEED

Send Tax Bills To: Michael W. Matlock & Karen J. Hobbs
2391 CROCKER SPRINGS RD GOODLETTSVILLE TN 37072-9446
Map & Parcel Nos.: 02300001400

FOR AND IN CONSIDERATION of love and affection, and other good and valuable consideration, receipt of which is hereby acknowledged, MICHAEL W. MATLOCK WHO ACQUIRED TITLE AS AN UNMARRIED MAN, does hereby quitclaim and convey unto MICHAEL W. MATLOCK AND KAREN J. HOBBS, HUSBAND IN WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP their heirs, successors and assigns, all of our [Grantor's] right, title and interest in and to a certain tract or parcel of land located in DAVIDSON County, Tennessee and described as follows: * New Owner Address is 2391 Crocker Springs Rd Goodlettsville TN 37072

SEE ATTACHED EXHIBIT "A"

2391 CROCKER SPRINGS RD GOODLETTSVILLE TN 37072-9446

This is improved property known as 2391 CROCKER SPRINGS RD.
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 11 day of October, 2014.

MICHAEL W. MATLOCK

KAREN J. HOBBS

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Michael W. Matlock Karen J. Hobbs. the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.

WITNESS my hand and official seal at Goodlettsville, TN, this the 11th day of October, 2014.

NOTARY PUBLIC
My Commission Expires: 05-08-2018
Tuwana J. Bryant

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING THE SAME PROPERTY ADJOINING LOT 1 AS SHOWN ON THE PLAN OF CHARLES COOK SUBDIVISION, RECORDED IN PLAT BOOK 5210, PAGE 107, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTER OF CROCKER SPRINGS ROAD, APPROXIMATELY 4700 FEET NORTH OF LICKTON PIKE; THENCE LEAVING SAID ROAD S 74 DEGREES 00 MINUTES W, 874.50 FEET TO AN IRON PIN; THENCE S 86 DEGREES 15 MINUTES 00 SECONDS W, 330.0 FEET; THENCE S 72 DEGREES 00 MINUTES 00 SECONDS W, 231.00 FEET TO AN IRON PIN; THENCE S 65 DEGREES 00 MINUTES 00 SECONDS W, 523.87 FEET TO THE EAST LINE OF D. B. LUSTER, AS RECORDED IN DEED BOOK 1717, PAGE 594, R.O.D.C.; THENCE ALONG SAID EAST LINE N 26 DEGREES 00 MINUTES 00 SECONDS W, 314.59 FEET; THENCE LEAVING SAID EAST LINE N 73 DEGREES 39 MINUTES 24 SECONDS E, 1305.7 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE WITH LOT 1, S 17 DEGREES 06 MINUTES 00 SECONDS E, 247.72 FEET TO AN IRON PIN; THENCE N 74 DEGREES 00 MINUTES 00 SECONDS E, 677.0 FEET TO THE CENTER OF CROCKER SPRINGS ROAD; THENCE WITH SAID ROAD, S 30 DEGREES 00 MINUTES 00 SECONDS E 51.5 FEET TO THE POINT OF BEGINNING, CONTAINING 8.58 ACRES, ACCORDING TO AN UNRECORDED SURVEY BY JOHN KOHL & COMPANY, P.C., PATRICK S. COODE, SURVEYOR, TENNESSEE LICENSE NO. 855, 400 SEVENTH AVENUE SOUTH, NASHVILLE, TN 37203, DATED JUNE 11, 2002.

TOGETHER WITH ALL THOSE RIGHTS IN AND TO THAT CERTAIN JOINT DRIVEWAY AGREEMENT OF RECORD IN BOOK 5531, PAGE 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL W. MATLOCK, UNMARRIED BY DEED FROM VALERIE JEAN WREN, UNMARRIED RECORDED 09/07/2004 IN DEED 20040907-0107821, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0 , the county assessed market value.

A Hebert

Arwen Hebert Affiant

STATE OF TEXAS
COUNTY OF Collin

Subscribed and sworn before me this 23rd day of October, 2014.

Jermonica Perry Notary Public

My commission expires: 7-11-17

JERMONICA PERRY
Notary Public, State of Texas
My Commission Expires
July 11, 2017

True Copy Certification

I, Arwen Hebert, 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.

A Hebert
Signature
Arwen Hebert

State of Texas

County of Collin

Personally appeared before me, Jermonica Perry, a notary public for this county and state, Arwen Hebert, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JERMONICA PERRY
Notary Public, State of Texas
My Commission Expires
July 11, 2017

Jermonica Perry
Notary's Signature
Jermonica Perry

My Commission Expires: 7-11-17
Notary' Seal (if on paper)