File No.

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/30/15 07:07 3 pgs
Fees:17.00 Taxes:0.00
20150730-0074889

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/25/19
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry and Shirley Counce	SAME	010 00 0 074.00
(NAME)	(NAME)	
2944 Browns Lake Rd		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric Sox and George Brandt

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry Counce and wife Shirley Counce,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land located in the Second (2nd) Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being known as Lot No. One of Counce Subdivision, as of record in Plat Book 6050, page 198, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument located on the westerly right of way margin of Ivy Point Road (50 feet R.O.W.), said monument being located a distance of 7207 feet, more or less, along said right-of-way margin of Union Hill Road; Thence, following the westerly right-of-way margin of Ivy Point Road and a curve to the left having a central angle of 08 degrees 24' 00: a raduis of 341.05 feet, for an arc distance of 50.00 feet, and a chord bearing a distance of South 49 degrees 41' 29" West, 49.96 feet to an iron rod; Thence, leaving the Westerly right-of-way margin of Ivy Point Road North 80 degrees 55' 13" West for a distance of 267.07 feet to an iron rod: Thence, North 38 degrees 21' 34" East for a distance of 40.00 feet to an iron rod; Thence North 27 degrees 34' 57" East for a distance of 240.22 feet to an iron rod; Thence; North 22 degrees 05' 29" East for a distance of 121.64 feet to an iron rod; Thence, South 79 degrees 14' 45" East for a distance of 185.64 feet to an iron rod; Thence, South 79 degrees 14' 45" East for a distance of 185.68 feet to an iron rod; Thence, south 10 degrees 38' 20" West for a distance of 337.98 feet to the point of beginning, containing 2.02 acres, more or less, and subject to a 10-foot wide public utility and drainage easement and a flood plain boundary area, according to the aforementioned Counce Subdivision Plat, surveyed by William Marlin Keel, R.L.S. No. 990, dated July 3, 1985.

Being the same property conveyed to Eric Sox and George Brandt by deed from David G. Mangum, Substitute Trustee, dated July 14, 2015, of record in Instrument Number, 20150714-0068534 Register's Office for said County.

Property sold as is with no warranty as to improvement(s), building or boundary, liens or judgment, expressed or implied.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2944 Browns Lake Road Goodlettsville TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27 th day of July, 2015.

Eric Sox

George Brandt

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 Eric Sox and George Brandt the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27 day of July, 2015.

Commission expires: 2/25/19

Notary Public

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

