BILL GARRETT, Davidson County
Trans:T20150072582 DEEDQC
Recvd: 08/26/15 13:38 2 pgs
Fees:12.00 Taxes:0.00
20150826-0086560

THIS INSTRUMENT PREPARED BY:
JANELLE A. SIMMONS
ATTORNEY AT LAW
401 CHURCH STREET, SUITE 2400
NASHVILLE, TENNESSEE 37219
(615) 467-1801

QUITCLAIM DEED

FROM: RONALD EUGENE NEELY, JR. **MAP-PARCEL NUMBER: 024 00 0 233.00**

TO: AMANDA BOWERS NEELY

Grantor and Grantee acknowledge that this instrument has been prepared based only on information provided by the parties. No title examination or settlement has been performed in the preparation of this document or title insurance provided in conjunction with this transfer. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished and shall have no liability for the status of the title to the property.

New Owner & Address	Taxable Party	Map-Parcel Numbers
Ms. Amanda Bowers Neely **5465 Lickton Pike** **Goodlettsville, Tennessee 37072**	**Ms. Amanda Bowers Neely** **5465 Lickton Pike** **Goodlettsville, Tennessee 37072**	**024 00 0 233.00**

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the division of property in that certain case styled **Amanda Bowers Neely v. Ronald Eugene Neely, Jr., Fourth Circuit Court for Davidson County, Tennessee, Docket Number 13D-599,** and that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Amanda Bowers Neely

AMANDA BOWERS NEELY

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 26th, DAY OF August, 2015.

Theresa Castor

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-06-17.

THERESA CASTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES November 6, 2017

(AFFIX SEAL)

This Instrument Prepared By:

Janelle A. Simmons
Attorney at law
401 Church Street
Suite 2400
Nashville, Tennessee 37219
(615) 467-1801

FOR AND IN CONSIDERATION and in compliance with the division of property in a Final Decree of Absolute Divorce filed in the Davidson County Fourth Circuit Court, State of Tennessee, under Docket Number 13D-599, the receipt of which is hereby acknowledged, I, Ronald Eugene Neely, Jr., by these presents do hereby quitclaim and convey unto Amanda Bowers Neely, single person, her heirs, successors and assigns, all of his/her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a track of land in the 10th Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Mary Bowers Doris in Deed Book 8493, page 989, Register's Office for said County, to which reference is hereby made for a more complete and accurate description according to a survey by Tommy E. Walker, Tennessee License No 1465, dated July 13, 1998, as follows:

BEGINNING at an iron pin in the easterly margin of Lickton Pike, said pin being the most southwesterly corner of herein described tract and a common corner to John Martin Dorris in Deed Book 3255, page 140, Register's Office for Davidson County, Tennessee; thence with said margin, North 41 deg. 24' 04" East, 112.96 feet to an existing iron pin a common corner to Marti D. and Phillip T. Hartman in Deed Book 9050, page 674, Register's Office for Davidson County, Tennessee; thence with said Hartman, South 54 deg. 04' 04" East, 94.81 feet to an existing iron pin; thence now leaving said Hartman with a new line, South 60 deg. 05' 33" East, 133.27 feet to a set iron pin; thence with a new line, South 71 deg. 31' 14" East, 353.34 feet to a set iron pin; thence with a new line, South 87 deg. 53' 11" West, 569.50 feet to a set iron pin; thence with a new line, South 11 deg 04' 11" West, 220.97 feet to a set iron pin in the line of Albert Powell, Jr. in Deed Book 5025, page 280, Register's Office for Davidson County, Tennessee; thence with said Powell, North 84 deg. 39' 59" West, 854.11 feet to an existing iron pin, a common corner to previous said John Martin Dorris; thence with said Dorris for the next two calls: North 22 deg. 24' 41" West, 240.00 feet to a set iron pin; thence North 65 deg. 18' 09" West, 205.70 feet to the point of beginning containing 5.009 acres, more or less.

Being the same property conveyed to Amanda Dorris Neely and Husband, Ronald Eugene Neely, Jr. by Warranty Deed dated August 17, 1998, from Mary Bowers Dorris and Husband, John Martin Dorris of record in Book 11071, Page 201 – 204, in Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

THIS conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

THIS is improved property with a physical address known as 5465 Lickton Pike, Goodlettsville, Tennessee 37072.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to the appropriate gender.

This conveyance is made pursuant to *Tennessee Code Annotated* §36-4-121 and a Final Decree of Divorce entered in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 13D-599.

IN WITNESS WHEREOF I have hereunto set my hand on this the 26th day of August, 2015.

Ronald Eugene Neely Jr.
RONALD EUGENE NEELY, JR.

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, a Notary Public in and for said County and State, the within named, Ronald Eugene Neely, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th, DAY OF August, 2015.

Theresa Costo
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-06-17

THERESA COSTO
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES
NOV. 6, 2017
(AFFIX SEAL)