Davidson County DEEDQC
Recvd: 12/15/15 08:17 5 pgs
Fees:27.00 Taxes:0.00
20151215-0125749

THIS INSTRUMENT PREPARED BY:
Mudter &Patterson
An Association of Attorneys
3811 Bedford Avenue, Ste. 205
Nashville, Tennessee 37215

FTEC File Nos. 29642, 24016, 21868

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is: $0.00

Affiant

Subscribed and sworn to before me, this 14th day of December, 2015.

Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| William Richardson and<br>Donna L. Richardson<br>2217 Old Hickory Boulevard<br>Nashville, TN 37215 | New Owner | Map and Parcel No.:<br>158 00 0 067.00 |

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and **for the purpose of creating a tenancy by the entireties, WILLIAM RICHARDSON ("Grantor")** does hereby quitclaim, transfer and convey unto **WILLIAM RICHARDSON and wife DONNA L. RICHARDSON (collectively, "Grantees")**, their heirs and assigns, of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 2217 Old Hickory Boulevard, Nashville, Davidson County, Tennessee, 37215.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2015.

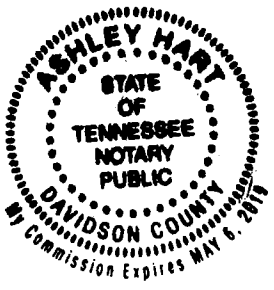
William Richardson

William Richardson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Richardson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of December, 2015.




Notary Public
My Commission Expires: 5/6/19

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION WAS MADE. THE LEGAL DESCRIPTION SET FORTH HEREIN IS THE SAME AS THAT IN THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.

EXHIBIT A

Tract 1:

Land in the Seventh (7th) Civil District of Davidson County, Tennessee, being Tract 2 on the unrecorded plan of the Rowan Estates described according to a survey made by Turner Engineering Company, Inc. dated January 5, 1970, as follows:

Beginning at an iron pin in the southerly margin of Old Hickory Boulevard at the common corner of Tracts No. 2 and 3; thence leaving the Boulevard, south 18 deg. 43 min. west 811.01 feet to an iron pin; thence south 18 deg. 02 min east 97.4 feet to an iron pin; thence south 70 deg. 49 min. west 285 feet to an iron pin, common rear corner of Tracts No. 1 and 2; thence with the line between said tracts, north 14 deg. 30 min. east 1065.6 feet to an iron pin the southerly margin of Old Hickory Boulevard; thence with the Boulevard south 71 deg. 35 min. 245 feet to the beginning.

Tract 2:

Two tracts of land in the 7th Civil District of Davidson County, Tennessee and partially in Williamson County, Tennessee, being Lots 10 (Tract 1) and 11 (Tract 2), as shown on the preliminary plan of the Alexander property and more particularly described as follows:

(1) Beginning at a point in the south right-of-way of a proposed road having a right-of-way width of 50 feet, said point being in the northeast corner of the herein described tract and the northwest corner of Lot 11. Also being south 70 deg. 49 min. west a distance of 230 feet, more or less, from an iron pin in the south right-of-way line of proposed road, said pin being in the northeast corner of Lot 11 and the northwest corner of Lot 12, and proceeding as follows: Leaving said right-of-way, south 19 deg. 11' east a distance of 373.6 feet, more or less, to a point in a fence line; thence with said fence, south 70 deg. 49 min. west a distance of 265 feet, more or less, to a point; thence leaving said fence, north 10 deg. 47 min. west a distance of 387 feet, more or less, to a point in the south right-of-way line of a 50-foot proposed road; thence with said right-of-way, north 70 deg. 49 min. east a distance of 210 feet, more or less, to the point of beginning as per office survey by Turner Engineering Company dated January 17, 1974.

(2) Beginning at an iron pin in the northeast corner of the herein described tract, said pin being in the northwest corner of what is shown as Lot 12, said pin being in the east and south right-of-way of a proposed roadway having a right-of-way width of 50 feet and being 25 feet from the center line of said proposed road and proceeding as follows: Leaving said right-of-way, and with the west boundary of Lot 12, south 19 deg. 11 min. east a distance of 373.6 feet to a point in a fence line; thence with said fence line south 70 deg. 49 min. west a distance of 230 feet, more or less, to a point; thence leaving said fence line north 19 deg. 11 min. west a distance of 373.6 feet, more or less, to a point in the south right-of-way of a proposed road; thence with said right-of-way, north 70 deg. 49 min. east a distance of 230 feet, more or less to the point of beginning as per office survey of Turner Engineering Company, dated January 17, 1974.

Being the same property conveyed to William Richardson and wife, Donna L. Richardson by deed dated November 26, 1996 from Stephen T. Church and wife, Susan O. Church, of record in Book 10275, page 500, Register's Office for Davidson County.

Tract 3:

A tract of land located in the 2nd Civil District (formerly the 7th Civil District) of Davidson County, Tennessee and being a part of Parcel 122 on Tax Map 158 and being more particularly described as follows:

Beginning at an old iron pin in the southerly margin of a 50' access easement, said pin being 866' more or less, South of the southerly right-of-way of Old Hickory Boulevard and being the northeast corner of Parcel 3 on Tax Map 158 and proceeding as follows:

1. With the southerly margin of said 50 foot access easement South 70 deg. 49 min. West A distance of 440.0 feet to an old iron pin at the northwest corner of Parcel 3; thence,
2. North 24 deg. 54 min West a distance of 50.25 feet to a point in the northerly margin of said 50 foot access easement; thence,
3. With the northerly margin of said easement North 70 deg. 49 min. East a distance of 445.13 feet to a point; thence,
4. South 19 deg. 01 min 30 sec East a distance of 50.0 feet to the point of beginning containing 0.50 Acres plus or minus.

Being the same property conveyed to William Richardson and wife, Donna Richardson by deed dated April 7, 1997 from Mark A. Smyth, Thomas F. Stovall and Mary Beth Shields of record in Book 10445, page 748, re-recorded in Book 10492, page 103, Register's Office for Davidson County, Tennessee.

All of the above described property being the same property conveyed to William Richardson by quitclaim deed dated February 9, 2006, from Donna L. Richardson, of record in Instrument No. 20060210-0016823, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the following described property which is a part of Tract 2 (2) above and which was conveyed to Richardson M. Roberts by quitclaim deed dated October 31, 2006, from William Richardson, of record as Instrument No. 20061101-0135635, Register's Office for Davidson County, Tennessee:

A small tract or parcel of land lying in the 34th Council District of Metropolitan Nashville and Davidson County, Tennessee, said tract being located 930 feet south of Old Hickory Boulevard at the south terminus of a 50 foot wide private access road, and said tract is adjacent to, and north of, Otter Creek, and being further described as follows:

Beginning at an iron pin being the north corner of the herein described property, and said point of beginning is located as follows: beginning at a point at the intersection of Hillsboro Pike and Old Hickory Boulevard, thence with the center of Old Hickory Boulevard North 71 degrees 30 minutes West 2,175 feet, more or less, to the point of intersection of Old Hickory Boulevard and the center line of the aforementioned 50 foot wide private access road; thence southwestwardly and around a curve with the center of said access road 930 feet to the south terminus of said private access road; thence South 19 degrees 11 minutes 00 seconds East 25.00 feet to an iron pin being the point of beginning for this tract, and also being the northeast corner of Tract 2 (2), of 9.4 acres conveyed to William Richardson in four tracts of record in Instrument No. 20060210-0016823, Register's Office for Davidson County, Tennessee; thence from said point of beginning with William Richardson's east property line (Tract 2 (2)) and the west property line of a 2.08 acre tract conveyed to Richardson M. Roberts, of record in Instrument No. 20051206-0146561, South 19 degrees 11 minutes 00 seconds East 290.80 feet to a point in the center of Otter Creek; thence with a new line and with the center of Otter Creek downstream for the following four calls: North 45 degrees 44 minutes 35 seconds West 28.0 feet to a point; North 20 degrees 20 minutes 00 seconds West 70.0 feet to a point; North 55 degrees 00 minutes 00 seconds West 26.0 feet to a point; South 75 degrees 00 minutes 00 seconds West 45.0 feet to a point; thence leaving Otter Creek and with a new line North 4 degrees 10 minutes 30 seconds East 186.70 feet to the point of beginning, and containing 0.184 acres, or 8,040 square feet.

# True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

