BILL GARRETT, Davidson County
Trans:T20160041650 DEEDQC
Recvd: 05/18/16 10:37 3 pgs
Fees:17.00 Taxes:0.00
20160518-0049545

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

**THIS INSTRUMENT PREPARED BY:**
**McCann & Hubbard**
**1804 Williamson Court**
**Suite 201**
**Brentwood, Tennessee 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
The actual consideration or value, whichever is greater, for this transfer is $0.00.

M. Koenig
AFFIANT

Subscribed and sworn to before me this 20 day of April, 2016.

NOTARY PUBLIC
My Commission Expires: MARCH 03, 2020

LAUREN A. DAVENPORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**ADDRESS OF NEW OWNER:**
M. Koenig
8330 Collins Road
Nashville, Tennessee 37221

SEND TAX BILLS TO:
New Owner

Map: 155; Parcel 132.00

## QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **M. Koenig,** Grantor, for the express purpose of updating the legal description due to a recent survey of the property, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **M. Koenig,** Grantee. Said property conveyed herein is described as follows:

**SEE ATTACHED EXHIBIT A**

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search. **This is improved property known as 8330 Collins Road, Nashville, Tennessee 37221.**

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 20th day of April, 2016.

M. Koenig
M. Koenig

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared M. Koenig, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 20 day of APRIL, 2016.

Notary Public

My Commission Expires: MARCH 03, 2020



# EXHIBIT A

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Walker Engineering - PO Box 210456
Nashville, TN 37221 615-646-8228

Being a Parcel of land in the 35th Councilmanic District of Davidson County, Tennessee, located on the North margin of Collins Road, West of Collinswood Drive, and being Tracts 17 and 18 of a survey by Hickerson and Smith Engineering as evidenced in Deed Book 4629, Page 261, in the Register's Office for Davidson County, Tennessee (RODCT), said tracts being Parcel 132.00, as shown on Davidson County Tax Map 155-00, and as evidenced in Instrument Number 20150330-0027121, in the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

BEGINNING at an iron pin located on the North margin of Collins Road, said iron pin being the Southwest corner of Parcel 132.00, and said iron pin being the Southeast corner of Parcel 281.00 as shown on Davidson County Tax Map 155-00, as evidenced in Instrument 20080312-0024992, belonging to Johnson, in the Register's Office for Davidson County, Tennessee (RODCT), thence;

1) With a line common to the West line of the property herein described and the East line of Parcel 281.00, North 06 degrees 56 minutes 38 seconds East, a distance of 922.63 feet to an iron pin, thence;
2) Continuing with said line, North 06 degrees 59 minutes 05 seconds East, a distance of 317.27 feet to an iron pin, thence;
3) Continuing with said line North 03 degrees 14 minutes 08 seconds East, a distance of 573.35 feet, to an iron pin, said iron pin being the Northwest corner of the property herein described, and said iron pin the Southwest corner of Poplar Creek Estates, Revision One, Phase Three, Section "B", as evidenced in Plat Book 9700, Page 123, in the Register's Office for Davidson County, Tennessee, (RODCT), thence;
4) With the South line of Poplar Creek Estates, and with the North line of the property herein described, South 82 degrees 23 minutes 21 seconds East, a distance of 189.00 feet to an iron pin, said iron pin being the Northeast corner of the property herein described, and said iron pin being the Northwest corner of Parcel 134.00, as shown on Davidson County Tax Map 155-00, as evidenced in Deed Book 4011, Page 519, belonging to Crawford, in the Register's Office for Davidson County, Tennessee (RODCT), thence;
5) Leaving the South line of Poplar Creek Estates, and with the East Line of the property herein described, and the West line of Parcel 134.00, South 07 degrees 03 minutes 12 seconds West a distance of 1811.18 feet to an iron pin on the North margin of Collins Road, said iron pin being the Southeast corner of the property herein described, and said pin being the Southwest corner of Parcel 134.00, thence;
6) With the North Margin of Collins Road, North 82 degrees 32 minutes 52 seconds West, a distance of 149.68 feet, to an iron pin, the BEGINNING, containing 6.5354 acres or 284,682 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE. Dated March 07, 2016.

Being the same property conveyed to M. Koenig, a single person, by Warranty Deed from Mary Belle Gist, unmarried, of record in Instrument No. 20150330-0027121, Register's Office for Davidson County, Tennessee.