THIS INSTRUMENT WAS PREPARED BY:
KARLA C. MILLER & ASSOCIATES, PLLC
631 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
FROM INFORMATION FURNISHED BY THE PARTIES

BILL GARRETT, Davidson County
Trans:T20160062034 DEEDQC
Recvd: 07/19/16 13:36 3 pgs
Fees:17.00 Taxes:0.00
20160719-0074244

STATE OF TENNESSEE)
COUNTY OF Davidson)

JOELLYN A. KOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

The actual consideration for this transfer is Zero.

Kelly Eagar
Affiant

Subscribed and sworn to before me on this 18th day of July, 2016.

Joellyn A. Kott
NOTARY PUBLIC
My commission expires: 11/5/2019

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel
Kelly Eagar 1812 Springfield Highway Goodlettsville, TN 37072	Same	006-00-0-109.00

QUITCLAIM DEED

WHEREAS, Andrew D. Eagar, ("Grantor") and Kelly Dawn Eagar ("Grantee") were married and recently obtained a divorce; and

WHEREAS, this is a transfer of property by married persons and is not subject to taxation; and

WHEREAS, Grantor has agreed to quitclaim all of his legal, marital, or equitable right, title and interest in and to the tract of land hereinbelow.

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid for and in consideration of the Davidson County Fourth Circuit Court Case No. 15D-876, Andrew D. Eagar, the Grantor, does hereby convey, remise, release and forever quitclaim unto Kelly Dawn Eagar, the Grantee, her heirs and assigns, all of his legal, marital or equitable right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

See Exhibit A attached hereto and incorporated herein by referenced for a full and complete description of said lands.

Being the same property conveyed to Kelly Dawn Eagar and spouse, Andrew D. Eagar by Quitclaim Deed found at Instrument Number 20140313-0021108, Register's Office for Davidson County Tennessee.

This is improved property known as 1812 Springfield Highway, Goodlettsville, Tennessee 37072.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND KARLA C. MILLER & ASSOCIATES, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 5 day of July, 2016.

ANDREW D. EAGAR

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

ANDREW D. EAGAR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of July, 2016.

Notary Public

My commission expires: 01/09/18

JENNIFER B. KAMPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LAND in Davidson County, Tennessee, described as follows:

Beginning at an existing iron pin, said pin being the northeast corner of the herein described tract and a corner to Meadors, also being in the west right of way of U.S. Hwy. 41; thence along said right of way south 24 deg. 42' 00" east 50.00 feet to an iron pin (set), a corner to Meadors; thence leaving said right of way along the line of Meadors south 65 deg. 31' 48" west 473.59 feet to an iron pin (set), said pin being a corner to Meadors and in the west margin of a 50 foot ingress-egress easement as recorded in Book 5984, Page 320, R.O.D.C.T.; thence along said margin south 09 deg. 52' 38" east 104.20 feet to an iron pin (set), said pin being a corner to Meadors and in the line of Cornish; thence with the line of Cornish as recorded in Book 5160, Page 978, R.O.D.C.T., south 58 deg. 02' 20" west 537.49 feet to an existing iron pin, a corner to Cornish and in the line of Jones; thence with the line of Jones north 31 deg. 32' 05" west 864.58 feet to a 24 inch oak tree; thence with the line of Jones south 72 deg. 34' 05" west 18.84 feet to an iron pin (set); thence with the line of Jones north 35 deg. 57' 12" west 64.00 feet to an iron pin (set); thence with the line of Jones north 07 deg. 07' 35" west 71.46 feet to a 18 inch oak tree; thence with the line of Jones north 44 deg. 19' 17" west 151.24 feet to an existing iron pin, said pin being in the line of Jones and a corner to Keeling as recorded in Book 5984, Page 320, R.O.D.C.T.; thence with the line of Keeling south 80 deg. 07' 28" east 517.05 feet to an existing iron pin; thence with the line of Keeling south 17 deg. 38' 15" east 304.05 feet to an existing iron pin; thence with the line of Keeling north 72 deg. 32' 03" east 196.82 feet to an existing iron pin; thence with the line of Keeling north 16 deg. 42' 21" west 77.31 feet to an iron pin (set), said pin being in the line of Keeling and a corner to Meadors, also being in the west margin of a 50-foot ingress-egress easement; thence with the line of Meadors along said margin south 49 deg. 02' 12" east 50.75 feet to an iron pin (set); thence with said margin south 61 deg. 05' 45" east 150.42 feet to an iron pin (set); thence with said margin south 49 deg. 02' 12" east 92.53 feet to an iron pin (set); thence with said margin south 30 deg. 48' 10" east 36.53 feet to an iron pin (set); thence with said margin south 13 deg. 17' 18" east 78.79 feet to an iron pin (set), said pin being a corner to Meadors; thence with the line of Meadors north 65 deg. 31' 48" east 461.78 feet to the point of beginning and containing 10.71 acres according to a survey by Johnson and Dillehay Land Surveying, dated November 20, 1985.