BILL GARRETT, Davidson County
Trans: T20160105705 DEEDQC
Recvd: 12/01/16 11:18 2 pgs
Fees: 12.00 Taxes: 0.00
20161201-0126083

This Instrument Prepared by and Return to:
Keith H. Solomon, Attorney
8119 Isabella Lane, Ste. 104
Brentwood, TN 37027

This instrument is prepared by information supplied by the parties and unverified by the Preparer. There has been no title examination performed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $0.00

Affiant

Subscribed and sworn to before me this 18 day of November, 2016

Notary Public

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
James and Donna Pritchett 8330 Riley Adcock Rd Joelton, Tennessee 37080	New Owner	Part of 004-00-0-022.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all which is hereby acknowledged, the undersigned, **James A. Pritchett and wife, Donna D. Pritchett**, has bargained and sold and does hereby quitclaim, transfer and convey all his right, title and interest which he may have in the hereinafter described property to **James A. Pritchett and wife, Donna D. Pritchett,** her heirs and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

A tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Being a tract of land in the 14th Civil District of Davidson County Tennessee, and a portion of that property conveyed to James A. Pritchett in DB 20040623 0074279, R.O.D.C.T.; More accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 10/24/16 as follows:

Beginning at a set iron pin in the westerly margin of Riley Adcock Road, said pin being the most northeast corner of the Mary Cline Subdivision Inst. No. 20040527-0062251 R.O.D.C.T., and the most southeast corner to herein described tract; Thence now leaving said margin with the line of said Mary Cline Subdivision N 54°50'04" W, 554.34' to an existing iron pin in the line of Sandra Baxter in DB 8895, PG 532 R.O.D.C.T.; Thence now leaving said Mary Cline Subdivision with said Baxter N 09°23'26" W, 594.56' to an existing iron pin; Thence now leaving said Baxter with a new line S 41°48'09" E, 1075.52' to a set iron pin in the westerly margin of previous said Riley Adcock Road; Thence with said margin and a curve to the left (I= 47°54'31", R= 285.53', & CB= S 58°00'57" W, 196.56'), L= 200.67' to the point of beginning containing 5.034 acres.

The above described tract is subject to a septic overflow easement as shown on the plat of the Mary Cline Subdivision.

The above described tract is subject to ingress and egress serving tract two on the same survey, described as follows:

Beginning at a set iron pin in the northwesterly margin of Riley Adcock Road, said pin being the most easterly northeasterly corner of said tract one; Thence with said margin and a curve to the left (I= 13°13'42", R= 285.53' & L= 65.92'), CB= S 71°32'05" W, 65.78'; Thence now leaving said margin N 33°07'05" E, 62.55' to a point in the southwesterly line of the above described tract; Thence with the common line of tracts one and two S 41°48'09"E, 42.33 to the point of beginning.

Being part of the same property conveyed to James A. Pritchett and wife, Donna D. Pritchett by Warranty deed from Mary Cline, unmarried of record in Instrument No. 20040623-0074279 Register's Office for Davidson County, Tennessee, dated June 10, 2004 and recorded on June 23, 2004.

Property known as: **8330 Riley Adcock Rd, Joelton, TN 37080**

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

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 purposes thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this

the 18 day of November, 2016.

James A. Pritchett

Donna D. Pritchett

STATE OF TENNESSEE)

:ss

COUNTY OF DAVIDSON)

Before me the undersigned Notary Public, personally appeared **James A. Pritchett and Donna D. Pritchett** who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 18 day of November, 2016

NOTARY PUBLIC

My Commission Expires: 4.24.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY