THIS INSTRUMENT WAS PREPARED BY:
John J. Quinnan
3831 Priest Lake Drive
Nashville, Tennessee, 37217

BILL GARRETT, Davidson County
Trans:T20170043436 DEEDQC
Recvd: 05/22/17 14:49 2 pgs
Fees:12.00 Taxes:0.00
20170522-0050754

QUITCLAIM DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP/PARCEL NOS
SUSAN L. QUINNAN 1077 Hitt Lane Goodlettsville, TN 37072	Same	Map 25 Parcel No. 7

FOR AND IN CONSIDERATION of One Dollar ($10.00) cash in hand paid, and in exchange for a full release of all other debts and obligations, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, John J. Quinnan by these presents do hereby quitclaim and convey unto Susan L. Quinnan, her successors and assigns, all my right, title and interests in and to the following described tract of land:

being an improved tract of farm land located in Davidson County Tennessee as shown on Tax Map 25 as Parcel No. 7 of said county. The property is more fully described in Exhibit A attached:

SEE EXHIBIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00 Susan L Quinnan **Affiant**
Subscribed and sworn before me this the
22 Day of May **, 2017.**
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or

Subscribed and sworn to before me, this the 22nd day of March, 2

John J. Quinnan
Affiant

My Commission Expires: Nov. 7, 2011
(Affix seal)

Juanita Spurlock
Notary Public

JUANITA SPURLOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 22nd day of March 2011

John J. Quinnan

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, Juanita Spurlock, a Notary Public in and for the State and County aforesaid, personally appeared John J. Quinnan with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of March 2011

Juanita Spurlock
Notary Public

My Commission Expires: Nov. 7, 2011

JUANITA SPURLOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

EXHIBIT "A"

The following legal description is based on an unrecorded survey of Tract 2 of the Nannie P. Malone property by Stephen R. Artx, Tennessee Registered Land Surveyor No. 1708 – Revised 5/23/2011
Being the same property conveyed to John J. Quinnan of record in Instrument No. 20100602-0042639

Beginning at an iron pin (new), in the westerly margin of Hitt Lane, said iron pin being located from an iron pin (new), in the westerly margin of Hitt Lane, in the easterly boundary of a tract of land which belongs to Robert W. Gowins, having a deed reference in Instrument No. 20061204-0149079, RODCT,
S 48°46'31" E, 185.27 feet;
thence, S 42°37'20" E, 304.72 feet;
thence, S 35°20'14" E, 56.18 feet, **to the point of beginning,** the northerly northeast corner of this tract and continuing, as follows:
with a curve to the right, having a radius of 1421.51 feet, an arc distance of 162.69 feet, and a chord bearing and distance of S 30°55'35" E, 162.60 feet to an iron pin (new), in the westerly margin of Hitt Lane, in the northerly boundary of a tract of land which belongs to Beverly McCoin, having a deed reference in Instrument No. 20080819-0085172, RODCT;
thence with the boundary of said tract of land which belongs to Beverly McCoin, as follows:
S 81°46'50" W, 387.45 feet to an iron pin (new);
thence, S 19°42'32" W, 638.17 feet to an iron pin (new);
thence, S 79°28'45" E, passing the southeast corner of said tract of land which belongs to Beverly McCoin, and continuing on with a new line, in all, 389.35 feet to an iron pin (new);
thence with a new line, as follows:
S 15°27'34" W, 419.99 feet to an iron pin (new);
thence, S 74°42'07" W, 648.06 feet to an iron pin (old), a corner of a tract of land which belongs to Lynn M. McCraney, having a deed reference in Instrument No. 20081007-0101837, RODCT;
thence, N 60°59'52" W, 243.31 feet to an iron pin (old), a corner of said tract of land which belongs to Lynn M. McCraney, in the easterly boundary of a tract of land which belongs to Jerry Friedmann, having a deed reference in Deed Book 4434, Page 176, RODCT;
thence with the boundary of said tract of land which belongs to Jerry Friedmann, as follows:
N 11°22'36" E, 52.95 feet to a fence post (old);
thence, N 71°35'12" W, 463.81 feet to a fence post (old), a corner of said tract of land which belongs to Jerry W. Friedmann;
thence with a new line, as follows:
N 21°51'47" E, 477.74 feet to an iron pin (new);
thence, S 87°20'35" E, 689.15 feet to an iron pin (new);
thence, N 19°42'32" E, 696.18 feet to an iron pin (new);
thence, N 81°46'50" E, 414.94 feet, to the point of beginning, containing **20.17 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated February 11, 2010.