QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20170045914 DEEDQC
Recvd: 05/31/17 09:46 2 pgs
Fees: 12.00 Taxes: 0.00

20170531-0053809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DONNA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Cothern (NAME)	**Same** (NAME)	
7428 Birdwell Rd (ADDRESS)	(ADDRESS)	**50-114**
Nashville, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARK MUSGROVE AND KIM MUSGROVE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **MICHAEL COTHERN, A SINGLE MAN** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE DAVIDSON COUNTY, TENNESSEE, BEING MORE FULLY DESCRIBED ACCORDING TO A SURVEY DATED NOVEMBER 18, 1983 PREPARED BY RAGAN-SMITH-MURPHY & ASSOCIATES, INC. JOB NO. 83-054, AS FOLLOWS:

TO REACH THE BEGINNING FROM AN IRON PIN AT THE NORIBEAST CORNER OF C.A.. WHEELER, JR., TAX MAP 50, PARCEL 100 ON THE WESTERLY RIGHT OF WAY LINE OF I-24, FOLLOW I-24, N 10 DEGREES 28' 02" W 514.65 FEET TO A CONCRETE MONUMENT; THENCE N 19 DEGREES 38 27" W 1217.97 FEET TO A CONCRETE MONUMENT; THENCE N 26 DEGREES 36' 18" W, 402.26 FEET TO A CONCRETE MONUMENT; THENCE N 19 DEG 51' 52" W, 542.00 FEET TO AN IRON PIN, THE POINT OF BEGINNING; THENCE S 64 DEGREES 09' 51" W 692.72 FEET TO A POINT IN THE CENTER OF A 50 FT PRIVATE DRIVE; THENCE NORTHWARDLY WITH THE CENTER OF SAID DRIVE AND A 478.33 FT RADIUS CURVE TO THE LEFT 84.33 FT, SAID CURVE HAS A CHORD BEARING AND A DISTANCE OF N 24 DEGREES 54' 32" W 84.22 FT; THENCE, N 29 DEGREES 57' 45" W 293.72 FT; THENCE, WITH A 778.15 RADIUS CURVE TO THE RIGHT 149.54 FT, SAID CURVEE HAS A CHORD BEARING AND DISTANCE OF N 24 DEGREES 27' 26" W 149.31 FT; THENCE N 18 DEGREES 57' 07" W 221.50 FT; THENCE, LEAVING SAID DRIVE N 71 DEGREES 02' 53" E 644.57 FT TO AN IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF 1-24; THENCE, WITH SAID LINE S 0 DEGREES 31' 19" E 321.79 FT TO A CONCRETE MONUMENT; THENCE, S 56 DEGREES 21" 44" E 367.17 FT TO A CONCRETE MONUMENT; THENCE, S 19 DEGREES 51' 52." E 62.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MARK MUSGROVE AND WIFE, KIM MUSGROVE, BY QUITCLAIM DEED FROM KENNY L. BUNDY, OF RECORD IN INSTRUMENT NUMBER 20160512-0047579, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 10TH DAY OF MAY, 2016.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **10 ACRES, TRAIL HOLLOW ROAD, NASHVILLE, TN**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 22 day of May, 2017.

Mark Musgrove

Kim Musgrove

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark Musgrove**, the within named 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 and official seal, this the 22 day of May, 2017.

Notary Public

My Commission Expires: 10-7-19

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 22 day of May, 2017.

Notary Public

My Commission Expires: 10-7-19

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212