THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

Davidson County DEEDQC
Recvd: 05/31/17 14:22 4 pgs
Fees:22.00 Taxes:0.00
20170531-0054085

QUITCLAIM DEED

Address New Owners	Send Tax Bills To	Map-Parcel Nos.
George E. Mudter, Jr., Trustee 3811 Bedford Avenue Suite 205 Nashville, TN 37215	George E. Mudter, Jr., Trustee 3811 Bedford Avenue Suite 205 Nashville, TN 37215	PART OF 160 00 0 009 00 PART OF 160 00 0 010 00 PART OF 160 00 0 029 00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **DONALD L. McCLOUD, a married man, and TERRY McCLOUD, a single man**, by these presents do hereby quitclaim and convey unto **George E. Mudter, Jr., Trustee of the Old Harding Trust under Agreement dated April 6, 2017, with full power to sell, mortgage, encumber, lease, convey, or otherwise alienate without the joinder of any beneficiary**, the Grantee herein, his successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being more particularly described according to a survey dated March 9, 2017 prepared by Kenneth D. Church, TN RLS 1004, Gresham Smith and Partners, 1400 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219, under Project Number 29959.00, as follows:

Beginning at a found ½" diameter iron rebar with RLS cap 183 with northwest corner with Clearwater Beach Resorts, Inc. (Tax Parcel 16800002900) recorded in Deed Book Instrument 20000104-0000955 in the Davidson County Register of Deeds also corner with Clearwater Beach Resorts, Inc (Tax Parcel 1680000900) recorded in Quit Claim Deed Book 9911 Page 255 in the Davidson County Register of Deeds;

Thence with said parcel the following three (3) calls and distances:

1. South 84 Degrees 25 Minutes 52 Seconds West for 43.00 feet a set ½" dia iron rebar with GS&P cap;

2. North 05 Degrees 34 Minutes 08 Seconds West for 198.00 feet a set ½" dia iron rebar with GS&P cap;

3. North 88 Degrees 36 Minutes 57 Seconds East for 87.17 feet a set ½" dia iron rebar with GS&P cap corner with Clearwater Beach Resort, Inc (Tax Parcel 16800001000) in Deed Book 9118 Page 435;

Thence with said line North 86 Degrees 11 Minutes 01 Seconds East for 79.98 feet to a point in the centerline of the Harpeth River;

Thence with said centerline the following two (2) calls and distances:

1. South 02 Degrees 05 Minutes 03 Seconds West for 110.88 feet to a point;

2. South 07 Degrees 29 Minutes 08 Seconds East for 58.15 feet to a point corner with Clearwater Beach Resorts, Inc. (Tax Parcel 16800002900) recorded in Deed Book Instrument 20000104-0000955 in the Davidson County Register of Deeds

Thence with said parcel the following two (2) calls and distances;

1. South 85 Degrees 04 Minutes 12 Seconds West for 89.70 feet a set ½" dia iron rebar with GS&P cap;

2. Thence to the beginning point of a curve to the Left having a radius of 88.00 feet, thence Left along said curve for an arc length of 30.96 feet, said curve having a chord bearing of South 38 Degrees 20 Minutes 59 Seconds West for 30.80 feet to a found ½" diameter iron rebar with RLS cap 183 the point of beginning;

Said parcel land area being 28,065.13 Square feet more or less or 0.64 Acres more or less.

Being part of the same property conveyed to Donald L. McCloud, a married man, and Terry McCloud, a single man, by Quitclaim Deed dated May 31, 2017, from Clearwater Beach Resort, Inc., a Tennessee corporation, of record in Instrument No. 20170531-0054084 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me this 31st day of May, 2017.

Notary Public (Affix Seal)
My Commission Expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Witness our hand this 31st day of May, 2017, the bargaining parties, having caused our name to be signed hereto on said day and date.

Donald L. McCloud
DONALD L. McCLOUD

Terry McCloud
TERRY McCLOUD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **DONALD L. McCLOUD and TERRY McCLOUD**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, this the 31st day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

