BILL GARRETT, Davidson County
Trans:T20170062206 DEEDQC
Recvd: 07/20/17 11:41 3 pgs
Fees:17.00 Taxes:0.00
20170720-0073391

THIS INSTRUMENT PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Shelly Ann Dawson	NEW OWNER	182-00-0-099-00
5922 Cane Ridge Rd.		
Cane Ridge, TN 37013		

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Equity Trust Company, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto Shelly Ann Dawson and husband, Bryan Dawson, all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land lying in the 32nd Councilmanic District of Nashville, Davidson County, Tennessee, and bounded on the west by Cane Ridge Road, on the north by two twenty-five foot easements to property on the northeast and east, and bounded on the east by property belonging to Cynthia S. Greer, of record in Deed Book 11330, page 128; and on the south by property belonging to Clint Cothern of record in Deed#20130603-0055842 and being further described as follows:
>
> Beginning on an existing pipe on the east margin of Cane Ridge Road at the northwest corner of Cothern and the southwest corner of the herein described tract and being approximately 3,240' north of the intersection of Old Hickory Boulevard and Cane Ridge Road; thence with the east margin of Cain Ridge Road N-13 05' 55"-W, 146.34' to an iron pin by a steel fence post approximately 30 feet east of the center of Cane Ridge Road; thence around a curve to the right a distance of 39.35' and having a radius of 25.00' to an iron pin on the east margin of a 25' ingress/egress easement; thence S-79 12' 33"-E, 709.96' to a steel fence post on the southern margin of a 25' ingress/egress easement into Greer Property; thence with Greer property around a curve to the left a distance of 140.85' , and having a radius of 376.70', to an iron pin on the southern margin of said easement; thence leaving the margin of said easement S-10 09' 49"-E, 251.61' feet to an iron pin near a fence line; thence generally with the

mentioned fence line N-76 54' 55"-W, 969.42' to an existing pipe on the east margin of Cane Ridge Road, the point of beginning and containing 4.06 acres, more or less, according to a survey by Galyon Northcutt Surveying dated May 5, 2017.

Being the same property conveyed to Equity Trust Company Custodian FBO Shelly Ann Dawson IRA by Warranty deed from Harry Green and Carolyn J. Green of record in Recorded Instrument # 20170518-0049457, Register's Office for Williamson County, Tennessee, dated May 16, 2017 and recorded on May 18, 2017

This is unimproved property

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 14th day of July, 2017.

Equity Trust Company CUSTODIAN FBO SHELLY ANN DAWSON IRA

BY: KATELYN FISHER
It's: Corporate Alternate Signer

STATE OF OHIO

COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Katelyn Fisher with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the CORP ALT SIGNER of Equity Trust Company, the within named bargainor, a corporation, and that he/she as such CORP ALT SIGNER being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Katelyn Fisher, as such CORP ALT SIGNER.

Witness my hand and official seal on this the 14th day of July, 2017.

NOTARIAL SEAL STATE OF OHIO

JENNIFER GIBBONS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 4, 2022

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Alexis M. Cantrell
Affiant

Sworn to and subscribed before me this the 19th day of July, 2017.

Sherron P. Hatch
Notary Public

My commission expires: 3/23/20

