BILL GARRETT, Davidson County
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Fees:17.00 Taxes:0.00
20170807-0080361

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0 .

Suellen C. Richardson
AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2594
E-mail: hmskiplaw@comcast.net

Subscribed and sworn to before me
This 3rd day of
August, 2017.

Howard M. Skipworth
NOTARY PUBLIC

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

My commission expires:

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clyde E. Richardson Jr., and Wife, Suellen C. Richardson 4938 Drakes Branch Road Nashville, TN 37218-1304	Clyde E. Richardson Jr., and Wife, Suellen C. Richardson 4938 Drakes Branch Road Nashville, TN 37218-1304	Map 58 Parcels 88, 89, and 92 Field Book 13D-28160,28180, 28200

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Clyde E. Richardson Jr., for and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby remise, release and forever quitclaim unto my wife, Suellen C. Richardson, her heirs, successors and assigns, such of my right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said parcel of land, which is described as follows:

See attached Exhibit "A" for description

Being the property described in Record Book 6631, Page 844, and Instrument Number 20040213-0017443 Register's Office of Davidson County, Tennessee.

This is improved property known as: 4938 Drakes Branch Road, Nashville, Tennessee 37218-1304.

This conveyance is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in and to the herein described property in the said Clyde E. Richardson Jr., and wife, Suellen C. Richardson, so that the entire property, upon the death of either, will go to the other.

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

WITNESS my hand this 3rd day of August, 2017.

Clyde E. Richardson Jr.
CLYDE E. RICHARDSON JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Clyde E. Richardson, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 3rd day of August, 2017.

Howard M. Skipworth
NOTARY PUBLIC
My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080
Tel: 615-876-2550

EXHIBIT "A"

BEING a tract of land situated in the 13th Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin (new) 25 feet from the centerline, and in the east right-of-way of **Drakes Creek Road,** said pin being the most northwest corner of this tract and the most southwest corner of a tract of land belonging to **James R. Morris** whose deed appears in Deed Book 7031, Page 781, RODCT, and going as follows, with the line of **Morris** S 84 deg. 07 min. 09 sec. E 383.24 feet to an iron rod (old), being the most southeast corner of said **Morris**, thence N 08 deg. 51 min. 09 sec. E passing **Morris'** most northeast corner marked by an iron pin (old) at 395.92' and the most southeast corner of a tract of land belonging to **Lelon W. Sanderson,** whose deed appears in Deed Book 4169, Page 78 RODCT, and continuing in all 665.59 feet to an iron pin (old), the most northeast corner of said **Sanderson** and the most southeast corner of a tract of land belonging to **Janice E. Peay** whose deed appears in Deed Book 8021, Page 193 RODCT, thence with the line of **Peay** N 17 deg. 27 min. 58 sec. E 83.44 feet to an iron pin (new) at a fence post, thence N 41 deg. 51 min. 54 sec. E 96.41 feet to an iron pin (new) at a fence post, thence N 71 deg. 01 min. 03 sec. E 209.88 feet to an iron pin (old) at the base of a 24 inch Red Oak Tree, a corner to **Peay** and the most southwest corner of a tract of land belonging to **Winston Walker** whose deed appears in Deed Book 5646, Page 752 RODCT, thence with the line of **Walker** S 72 deg. 01 min. 02 sec. E 300.61 feet to an iron pin (old), thence N 68 deg. 17 min. 20 sec. E 609.18 feet to a fence post corner the most northeast corner of this tract, the most southeast corner to said **Walker**, and a point in the line of a tract of land belonging to **Beverly A. Solomon** and **Angela B. Link** whose deed appears in Deed Book 7723, Page 476 RODCT, thence with the line of **Solomon** and **Link** S 14 deg. 58 min. 48 sec. E 1,401.40 feet to an iron pin (old), the most southeast corner of this tract and the most northeast corner of a tract of land belonging to **Leon Fanning** whose deed appears in Deed Book 6805, Page 36 RODCT, thence with the line of **Fanning** S 45 deg. 51 min. 17 sec. W 341.91 feet to an iron pin (old), thence S 51 deg. 42 min. 12 sec. W 270.68 feet, thence S 74 deg. 31 min. 27 sec. W 315.13 feet to an iron pin (old), thence N 30 deg. 58 min. 22 sec. W 482.73 feet to a Fence Post Corner, thence S 73 deg. 21 min. 49 sec. W 707.78 feet to a 15 inch Hackberry with an iron pin (new) at the base, and being the most northeast corner of **The McCool Graveyard**, thence with the east line of said graveyard S 08 deg. 50 min. 04 sec. W 37.92 feet to a Fence Post Corner with an iron pin (new) at the base, thence with the south line of said graveyard and a 30 foot access for said graveyard N 73 deg. 20 min. 05 sec. W 268.03 feet to an iron pin (new) in the east right-of-way of **Drakes Creek Road**, thence along the east right-of-way of said road N 17 deg. 12 min. 06 sec. E 92.42 to a point and the beginning of a curve to the left having a radius of 644.43 feet and a long chord of N 01 deg. 38 min. 39 sec. W 315.33 feet to a point, thence N 13 deg. 40 min. 04 sec. W 225.38 feet to the point of beginning, containing 52.75 acres as surveyed by **Jack L. Head,** R.L.S. Tennessee Number 670, whose address is 2127 Memorial Boulevard, **Springfield, Tennessee,** dated June 6, 2000.