Bill Garrett Davidson County
Batch# 7858 DEEDQC
10/03/2017 02:23:46 PM 2 pgs
Fees: $13.00 Taxes: $33.30
20171003-0101350

**This Instrument Was Prepared By & Return To:**
**Gregory S. Perrone, PC**
**109 Westpark Drive, Suite 330**
**Brentwood, TN 37027**

| New Owner(s): | Send Tax Bills To: | Map and Parcel # |
|---|---|---|
| **William M. Goodrum**<br>**PO Box 58646**<br>**Nashville, TN 37205** | **New Owner** | **168-00-0-251.00** |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **John Seat and Elizabeth Seat** by these presents does hereby quitclaim and convey unto **William M. Goodrum**, their heirs and assigns, all his right, title and interest in and to the following described tract of land:

**See Exhibit A, attached**

This is ___improved _XX_unimproved property known as **Hester Beasley Road, Nashville, TN 37221**.

**This Quit Claim Deed was prepared without benefit of a title search but was prepared solely based on information provided by the grantor.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

**John Seat**

**Elizabeth Seat**

KAREN M BRUNETTI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of September, 2016, before me personally appeared **John Seat and Elizabeth Seat** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand this 8th day of September, 2016.

Karen M. Brunetti
Notary Public
My commission expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer of property is ***$9,000.00*** and no other monetary consideration.

Sworn to and subscribed before me this _____ day of _____, 2016.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 9,000
Affiant
Subscribed and sworn before me this the
3 Day of October, 2017.
Brad Wells, Deputy Register

EXHIBIT "A"

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 168, ASSESSOR'S OFFICE, AND LYING ON HESTER BEASLEY ROAD IN DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY HESTER BEASLEY ROAD ON THE EAST AND SOUTH; SHAHRAM YAZDIAN AND TIMOTHY C. ROBERTS ON THE WEST; ELIZABETH ROBERTS 1.03 ACRE TRACT ON THE NORTH, INTERNALLY, CHARLIE THOMASON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE WEST SIDE OF HESTER BEASLEY ROAD IN THE NORTH LINE OF SHAHRAM YAZDIAN (REF. DEEDBOOK 8709 PAGE 458 R.O.D.C.), THENCE LEAVING HESTER BEASLEY ROAD AND WITH YAZDIAN'S EAST LINE N12°23'17"W 336.01' TO AN EXISTING IRON PIN AT 12" OAK STUMP IN A FENCE, THE SOUTH LINE OF TIMOTHY C. ROBERTS (REF. DEEDBOOK 8556 PAGE 186 R.O.D.C.); THENCE LEAVING YAZDIAN AND WITH ROBERTS' SOUTH AND EAST LINES S64°53'17"E 33.41' TO AN EXISTING IRON PIN; THENCE N03°34'34"E 208.17' TO AN EXISTING IRON PIN AT 18" RED OAK; THENCE N31°26'44"E 22.98' TO AN IRON PIN SET; THENCE LEAVING TIMOTHY ROBERTS AND WITH ELIZABETH ROBERTS' 1.03 ACRES N89°58'19"E PASSING A WITNESS IRON PIN SET AT 279.81' IN ALL 304.97' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE WITH THE CENTER OF HESTER BEASLEY ROAD S06°26'32"E 141.51' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=28°54'37"; RADIUS=295.23'; ARC=148.97'; TANGENT=76.11'; CHORD=S08°00'47"W 147.39' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=25°49'48"; RADIUS=327.42'; ARC=147.61'; TANGENT=75.08'; CHORD=S35°22'59"W 146.36' TO A POINT; THENCE S48°17'53"W 155.21' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA=09°01'05"; RADIUS=615.35'; ARC=96.85'; TANGENT=48.53'; CHORD=S52°48'25"W 96.75' TO A POINT; THENCE LEAVING HESTER BEASLEY ROAD AND WITH THE AFOREMENTIONED SHAHRAM YAZDIAN'S EAST LINE N12°23'17"W 26.73' TO THE POINT OF BEGINNING, CONTAINING 3.05 ACRES, MORE OR LESS, AND BEING A PORTION OF ELIZABETH ROBERTS PROPERTY AS RECORDED IN DEEDBOOK 1635 PAGE 599 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED OCTOBER 09, 1991, REVISED APRIL 01, 1992 AND FEBRUARY 28, 2005.

INTERNAL TO THE ABOVE TRACT AND NOT INCLUDED IS A TRACT OF LAND AS OWNED BY CHARLIE THOMASON AS RECORDED IN DEEDBOOK 5937 PAGE 891 R.O.D.C. DESCRIBED AS FOLLOWS:
BEGINNING AT AN EXISTING IRON PIN, LOCATED N17°15'50"E 271.21' FROM AN EXISTING IRON PIN, THE POINT OF BEGINNING OF THE ABOVE TRACT, THENCE N70°30'27"W 91.00' TO AN EXISTING IRON PIN; THENCE N50°30'27"W 19.00' TO AN EXISTING IRON STAKE; THENCE N29°29'33"E 76.00' TO AN EXISTING IRON PIN AT WHITE OAK STUMP IN A FENCE; THENCE N25°29'33"E 94.00' TO AN EXISTING IRON PIN; THENCE S48°00'44"E 137.20' TO AN EXISTING IRON PIN; THENCE S37°59'33"W 129.00' TO THE POINT OF BEGINNING, CONTAINING 0.42 ACRE.

THE ABOVE TRACT IS SUBJECT TO AN INGRESS-EGRESS EASEMENT RUNNING THROUGH THE ABOVE TRACT TO THE CHARLIE THOMASON PROPERTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF CHARLIE THOMASON'S PROPERTY THENCE S48°00'44"E 33.99' TO THE POINT IN THE CENTER OF SAID INGRESS-EGRESS EASEMENT THE TRUE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED EASEMENT, THENCE WITH THE CENTER OF SAID EASEMENT FOR THE FOLLOWING 4 CALLS TO POINTS: N11°10'00"E 48.91'; N29°47'21"E 47.28';N52°56'22"E 34.30'; N76°58'14"E 9.18' TO A POINT IN THE NORTH LINE OF THE ABOVE TRACT.

THE ABOVE TRACT IS SUBJECT TO ROBERTS CEMETERY INTERNAL TO THE ABOVE TRACT

IN FAVOR OF THE ABOVE TRACT IS AN INGRESS-EGRESS EASEMENT RUNNING FROM THE NORTH LINE OF THE ABOVE TRACT THROUGH ELIZABETH ROBERTS' 1.03 ACRE TRACT AND TIMOTHY C. ROBERTS PROPERTY TO HESTER BEASLEY ROAD DESCRIBED AS FOLLOWS:
COMMENCING AT AN WITNESS IRON PIN IN THE NORTH LINE OF THE ABOVE TRACT THENCE S89°58'19"W 110.49' TO A POINT IN THE CENTER OF SAID INGRESS-EGRESS EASEMENT THE TRUE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED EASEMENT, THENCE WITH THE CENTER OF SAID EASEMENT FOR THE FOLLOWING 8 CALLS TO POINTS: N76°58'14"E 57.33'; N36°06'03"E 51.04'; N10°30'57"E 26.13'; N10°00'55"W 47.21'; N00°08'25"W 55.04'; TO A POINT IN TIMOTHY C. ROBERTS' SOUTH LINE (REF. DEEDBOOK 6909 PAGE 391 R.O.D.C.); THENCE CONTINUING THROUGH ROBERTS N00°08'25"W 38.43'; N62°57'23"E 31.98'; S79°28'26"E 19.58' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

Current Source of Title: #20051114-0137153