Bill Garrett Davidson County
Batch# 24514 DEEDQC
11/09/2017 02:49:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171109-0115691

PREPARED BY:
JAMES L. COLLIER, ATTORNEY
222 Second Avenue North
Washington Square, Suite 210
Nashville, TN 37201

FROM: JAMES A. OWEN

TO: JAMES A. OWEN & WIFE, ALICE CRITTENDEN LEEDY

Send Tax Statements To:
JAMES A. OWEN and
ALICE CRITTENDEN LEEDY
2010 Stone River Road
Nashville, TN 37214

Map and Parcel No:
Map 074-13
003.00
03DZ70380

QUITCLAIM DEED

With the intent to convert my sole ownership of this property to ownership as Tenanty by the Entirety with my Wife, ALICE CRITTENDEN LEEDY. I, **James A. Owen**, hereby transfer and by these presents do remise, release and quitclaim unto, **James A. Owen and Alice Crittenden Leedy** as Tenants by the Entirety, their heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, 2010 Stone River Road, Nashville, Tennessee, to wit:

Being a tract of land in the 15th Councilmanic District, formerly the 3rd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod located on the easterly line of a 20 foot road easement of record in Book 1878, pages 164-165, said iron rod being the northwesterly corner of the herein described property; thence North 73 degrees 52 minutes 44 seconds East, 112.15 feet to a point on the westerly bank of the Cumberland River; thence along said river bank South 47 degrees 43 minutes 39 seconds East; 158.00 feet to a point; thence along said river bank South 56 degrees 49 minutes 42 seconds East, 119.30 feet to a point, said point being the southeastern corner of the herein described property and being the northeasterly

corner of the property of the Metropolitan Government of record in Book 445433, said Register's Office; thence leaving the river bank, South 47 degrees 05 minutes 49 seconds West, 30.32 feet to a witness iron pin; thence with the same line, South 47 degrees 05 minutes 49 seconds West, 206.68 feet to an iron pipe, being the southwestern corner of the herein described property; thence North 33 degrees 43 minutes 28 seconds West, 193.02 feet to an iron rod, said rod being on the easterly line of the previously mentioned 20 foot road easement of record in Book 1878, pages 164-165, said Register's Office; thence with said easement line North 17 degrees 12 minutes 30 seconds West, 147.83 feet to an iron rod, being the point of beginning, said property containing 1.229 acres, more or less.

Being the same property conveyed to Linda G. Dragotto by deed from Robert H. Glass and Wife, Frances T. Glass of record in Book 8420, Page 959, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. Owen and wife, Kathy D. Owen, by deed from Linda G. Dragotto, and husband Philip S. Dragotto, of record in Book 9451, Page 97, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. Owen from former Wife, Kathy D. Owen, by Quitclaim Deed, Instrument number 20040429-0048767, Register's Office for Davidson County, Tennessee.

WITNESS my hand this, the 9th day of November, 2017.

James A. Owen

JAMES A. OWEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **JAMES A. OWEN**, the bargainor, with whom I am personally acquainted (or who identified himself 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 seal, at the office, this the 9th day of November, 2017.

Andrea Baker
NOTARY PUBLIC

My Commission Expires: 7/2/2018

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(A).

