Bill Garrett Davidson County
Batch# 43053 DEEDQC
01/02/2018 09:08:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180102-0000070

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PLACE, SUITE 203
SMYRNA, TN 37167

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

William L O'Brien
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF ~~NOVEMBER~~ December, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-5-20

HOUSTON E. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PLACE, STE. 203, SMYRNA, TN 37167

NAME ANDADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William L. O'Brien **3358 Old Franklin Road** **Antioch, TN 37013**	**SAME**	**P/O 174-00-0-132.00** **P/O 174-00-0125.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM L. O'BRIEN AND WIFE, SUSAN C. O'BRIEN

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

WILLIAM L. O'BRIEN AND WIFE, SUSAN C. O'BRIEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property is lying in the 32nd Councilmanic District of Davidson County, Tennessee, on the east side of Preston Road. Property is bounded on the west by Preston Road, on the north by property belonging to Carolina Martinez of record in Deed #20140606-0049360; on the east by property belonging to W.L. Barlow of record in Deed Book 5441, Page 52; by Peter Von Hopffgarten of record in Deed #20070612-0070295; by W.L. O'Brien of record in Deed Book 8240, Page 324; by Pamela and Jimmy Holt of record in Deed #20030915-0134959; and on the south by Metropolitan Government of Nashville, Thurgood Marshall School, of record in Deed #20040106-0002097, and on the west by property belonging to J.O. Wiggins of record in Deed #20070115-0007323, and by property belonging to Flavio Lima or record in Deed #20150113-0003436 and more specifically described as follows:

Beginning on an iron pin on the east margin of Preston Road approximately 1,720 feet south of the intersection of the east margin of Preston Road and the south margin of Old Franklin Road and being the southwest corner of tract "A" of this survey and the northwest corner of tract "B" of this survey, the herein described tract; thence leaving the east margin of Preston Road S-76° 23' 21"-E, 1101.74' to an iron pin set at this property corner; thence S-09° 46' 31"-W, 280.96' to an iron pin set; thence S-80° 15' 27"-E, 167.72' to an iron pin set in the fence; thence S-09° 31' 32"-W, 204.38' to an iron pin set by a wood fence post at a fence corner; thence S-09° 15' 05"-W, 234.17' to a steel "T" post fence corner; thence S-11° 16' 19"-W, 338.04' to an existing iron pin by a 12" Hackberry in a fence; thence S-11° 16' 19"-W, 35.00' to a point in the center of Turkey Creek, thence with the center of the creek S-44° 05' 40"-E, 23.51' to a point; thence leaving the center of Turkey Creek S-33° 17' 06"-W, 16.02' to a point on a rock pillar at the south bank of Turkey Creek; thence N-89° 03' 15"-W, 44.53' to an iron pin set; thence S-86° 35' 32"-W, 183.82' to an existing iron pin at a fence corner; thence N-09° 43' 26"-E, 454.31'-E, to an existing iron pin in a fence; thence N-09° 45' 29"-E, 434.95' to an iron pin in the fence; thence N-09° 46' 17"-E, 234.09' to an iron pin at the northwest corner of Flavio Lima property; thence with Lima property north line N-76° 22' 47"-W, 1050.60' to an existing iron pin on the east margin of Preston Road; thence with the east margin of Preston Road N-08° 36' 15"-E, 50.05' to an iron

pin, the point of beginning and containing 5.93 acres, more or less, according to a survey by Galyon Northcutt Surveying dated 10/30/17 and revised 11/9/17.

BEING part of the same property conveyed to William L. O'Brien and wife, Susan C. O'Brien by Warranty Deed from Steve Allen Markham and wife, Bobby E. Markham, dated 3/25/03, recorded 3/31/03, of record in Instrument Number 20030331-0041897, in the Register's Office for Davidson County, Tennessee.

This deed was prepared with information furnished by the grantor. The preparation of this deed neither expresses or implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed here.

This is unimproved (X) property known as Preston Road, Antioch, TN 37013

WITNESS MY HAND THIS 27th DAY OF ~~NOVEMBER~~ December, 2017.

William O'Brien
WILLIAM O'BRIEN

Susan C. O'Brien
SUSAN C. O'BRIEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William O'Brien and wife, Susban O'Brien the 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 Nashville Tennessee, this 27th day of ~~November~~ December, 2017.

Commission Expires: 5-5-20

Houston E. Hill
Notary Public

HOUSTON E. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY