Bill Garrett Davidson County
Batch# 61598 DEEDQC
02/22/2018 12:37:20 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180222-0016987

Prepared from information submitted by the parties without opinion of title by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Kirk S. Rutherford, et. ux.
1009 Somerset Downs Boulevard
Hendersonville, Tennessee 37075

SEND TAX BILLS TO:
Same as Owner

TAX MAP/PARCEL #
Map 18
Parcel 166.00 and 167.00

QUITCLAIM DEED

WHEREAS, by an instrument of record as Instrument 20160802-0079847, Register's Office for Davidson County, Tennessee, **Kirk S. Rutherford and Sandra A. Rutherford, husband and wife,** took title to the within described lands, being 16.73 acres more or less of contiguous lands which were conveyed to them in the form of multiple parcels, and they now, to simplify the further improvement of said lands and to combine them into one tax parcel wish to re-describe their said lands into a single parcel and to memoralize the same hereby;

NOW, THEN, in consideration of the premises, **Kirk S. Rutherford and Sandra A. Rutherford, husband and wife,** quitclaim and convey unto **Kirk S. Rutherford and Sandra A. Rutherford, Husband and Wife,** the following described tract of real property located in Davidson County, Tennessee:

Beginning at an iron pin (new), in the northerly margin of Brick Church Pike, in the easterly boundary of a tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983, RODCT, the southwest corner of this tract, and continuing with the boundary of said tract of land which belongs to Bob Green, as follows: N 06°23'08" E, 1585.37 feet to an iron pin (old); thence, N 78°39'26" W, passing a common corner of said tract of land which belongs to Bob Green, and a second tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983, RODCT, and continuing on in all, 246.71 feet to an iron pin (old), a corner of said second mentioned tract of land which belongs to Bob Green, in the easterly boundary of a tract of land which belongs to David R. Ferguson, having a deed reference in Instrument no. 20050727-0087527, RODCT; thence, N 06°35'29" E, 538.51 feet to an iron pin (new), a corner of said tract of land which belongs to David R. Ferguson, in the southerly boundary of a tract of land which belongs to William T. Carlisle, having a deed reference in Instrument No. 20030508-0061513, RODCT;
thence, N 53°35'03" E, 441.58 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to William T. Carlisle, a corner of a tract of land which belongs to Jose E. Mendoza Garcia, having a deed reference in Instrument No. 20150923-0096741, RODCT; thence, S 01°11'07" E, 2348.28 feet to an iron pin (new), in the northerly margin of Brick Church Pike, a corner of said tract of land which belongs to Jose E. Mendoza Garcia; thence, with a curve to the left, having a radius of 8237.42 feet, and arc distance of 16.12 feet, and a chord bearing and distance of S 79°39'56" W, 16.12 feet; thence, S 79°36'34" W, 390.73 feet, to the point of beginning, containing **16.73 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013, revised January 26, 2018.

BEING the same property conveyed to Kirk S. Rutherford and Sandra A. Rutherford, husband and wife, by warranty deed from Bryand Waymon Freeman and Elizabeth Lovell Freeman, husband and wife, of record as Instrument 20160802-0079847, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Brick Church Pike Goodlettsville, Tennessee 37072

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantors this date: 02-21-18

Kirk S. Rutherford

Sandra A. Rutherford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Kirk S. Rutherford and Sandra A. Rutherford,** the bargainors, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 2-21-18

Notary Public

My commission expires: May 5, 2020

KATHLEEN JENNETTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0- .

Affiant

Sworn to and subscribed before me this date: 2-21-18

Notary Public

My commission expires: May 5, 2020

KATHLEEN JENNETTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2020

Steven E. Artz and Associates, Inc.

Surveyor's Description
September 30, 2013
Revised Combined Tract 12 and 13-January 26, 2018

The following paragraph describes a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, each tract being a portion of that property which was conveyed to Kirk S. Rutherford, et ux, by Bryant Waymon Freeman, et ux, in a deed of record which is recorded in Instrument Number 20160802-0079847, Register's Office for Davidson County, Tennessee, (RODCT).

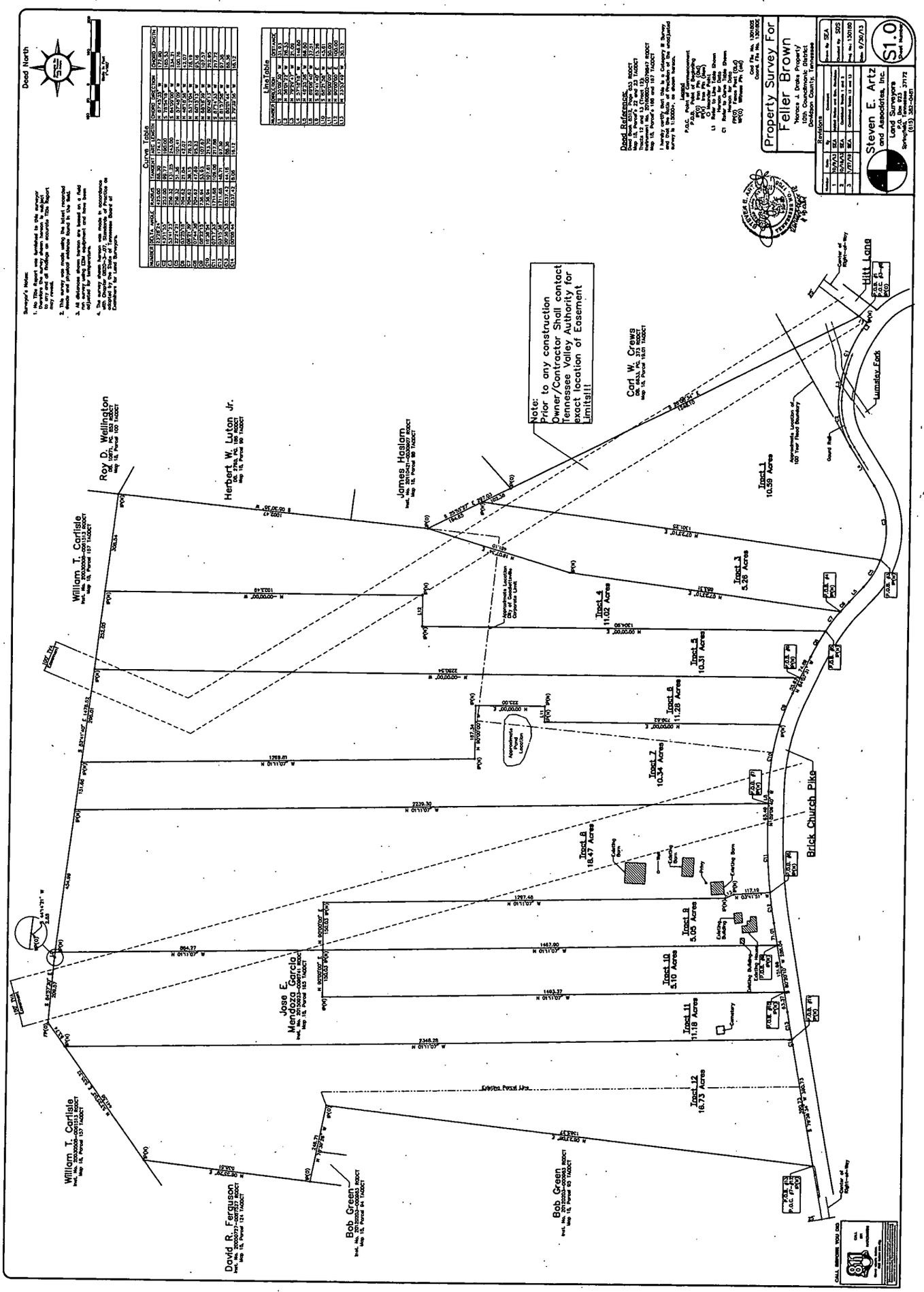
Tract 12 (Tracts 12 and 13 combined)

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thence, N 06°35'29" E, 538.51 feet to an iron pin (new), a corner of said tract of land which belongs to David R. Ferguson, in the southerly boundary of a tract of land which belongs to William T. Carlisle, having a deed reference in Instrument No. 20030508-0061513, RODCT;
thence, N 53°35'03" E, 441.58 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to William T. Carlisle, a corner of a tract of land which belongs to Jose E. Mendoza Garcia, having a deed reference in Instrument No. 20150923-0096741, RODCT;
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thence, S 79°36'34" W, 390.73 feet, to the point of beginning, containing **16.73 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013, revised January 26, 2018.

The above described tract of land may be found on Tax Map 18, Parcel's 166 and 167, in the Tax Assessor's Office for Davidson County, Tennessee.

File: Steve\130180L18

Land Surveyors-Tennessee and Kentucky
Phone: (615) 382-0481 **Fax: (615) 382-0262**
4779 Highway 41 North **Springfield, Tennessee 37172**


Property Survey For
Feller Brown
Horace J. Drake Property
10th Councilmanic District
Dickson County, Tennessee
Steven E. Artz and Associates, Inc.
Land Surveyors
S1.0
Note: Prior to any construction Owner/Contractor Shall contact Tennessee Valley Authority for exact location of Easement Limits!!!
Tract 1 10.59 Acres
Tract 3 5.26 Acres
Tract 4 11.02 Acres
Tract 5 10.31 Acres
Tract 6 11.28 Acres
Tract 7 10.34 Acres
Tract 8 18.47 Acres
Tract 9 5.05 Acres
Tract 10 5.10 Acres
Tract 11 11.18 Acres
Tract 12 16.73 Acres
Brick Church Pike
Hitt Lane
Lumsley Fork
Roy D. Wellington
William T. Carlisle
Herbert W. Luton Jr.
James Haslam
Carl W. Crews
Jose E. Mendoza Garcia
David R. Ferguson
Bob Green
Dead North