Bill Garrett Davidson County
Batch# 61607 DEEDQC
02/22/2018 12:58:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180222-0016998

Prepared By

Patrick Naylor
201 Holly Ln
White House, TN 37188

After Recording Return To
New Owner + Tax Bills
Middle Tennessee Property Group, LLC
201 Holly Ln
White House, TN 37188

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar ($1.00) in hand paid to **Patrick Naylor**, a married man, residing at 201 Holly Ln, County of Robertson, City of White House, State of Tennessee (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to **Middle Tennessee Property Group, LLC** a Limited Liability Company, residing at 201 Holly Ln, County of Robertson, City of White House, State of Tennesee (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

This is improved property known as: 4531 Jackson Rd., Whites Creek, TN 37189.

Being the same property conveyed by deed recorded in Book 8263, Page 269, in the Office of the Register of Davidson County, Tennessee described as Tract No. 2 on an unrecorded survey by R. L. Montoya, Surveyor Lic. No., 697 dated March 13, 1987, as follows: BEGINNING at an iron pin set survey in a fence line which is the South boundary of C. E. Hardy, Jr. the Northeast corner of this tract and the Northwest corner of Tract No. 1; thence South 01 degrees 51 minutes 31 seconds East 748.32 feet along the common property line of this tract and Tract No. 1 to an iron pin set this survey on the centerline of a 40-foot ingress/egress easement, the Southwest corner of Tract No. 1; thence following said centerline along a curve to the left having the following curve data: a delta of 28 degrees 13 minutes 19 seconds, a radius of 140.00 feet, a tangent of 35.19 feet, and a length of 68.96 feet to a point, the beginning of a curve; thence following said centerline along a curve to the right having the following curve data: a delta of 30 degrees 00 minutes 00 seconds, a radius of 400.00 feet, a tangent of 107.18 feet, and a length of 209.44 feet to an iron pin set this survey; the Southwest corner of this tract and being the Southeast corner of Tract No. 3; thence leaving said easement centerline along a new common to this Tract No. 3, North 05 degrees 29 minutes 21 seconds West 709.43 feet to an iron pin set this survey in a fence line which is the South boundary of C. E. Hardy, Jr., the Northwest corner

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of this tract and the Northeast corner of the Tract No. 3; thence following said fence line North 86 degrees 50 minutes 50 seconds East 313.00 feet to the point of beginning.

Being the same property conveyed to Ty Wan Yu and wife, Chun Chih Yu, by Warranty Deed from Michael Bennett of record in Book 8263, Page 269, in the Office of the Register of Davidson County, Tennessee, dated December 21, 1990 and recorded on December 26, 1990.

Tax Map/Parcel Number: 032-00-0-147.00

Current Source of Title: 20171219-0129140

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever. PLN

Grantor's Signature

Patrick Naylor
Grantor's Name

201 Holly Ln
Address

White House, TN 37188
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

STATE OF TENNESSEE
COUNTY OF Robertson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patrick Naylor whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 21st day of February, 2020.

KELLY JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public

My Commission Expires: 1/15/20

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BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn before me, this 21st day of February, 2016

Notary

My commission expires on 12/5/20

KELLY JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON