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

QUIT CLAIM DEED

Bill Garrett Davidson County
Batch# 70982 **DEEDQC**
03/20/2018 08:40:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180320-0025956

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-5-20

HOUSTON E. HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John B Corcoran and Lou Ann Corcoran **110 Gloryland Lane** **Antioch, TN 37013**	**SAME**	**182-167** **P/O 187-00-0-002.00**

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,

John B. Corcoran and wife, Lou Ann Corcoran

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

John B. Corcoran and wife, Lou Ann Corcoran

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

Being a 7.003 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee
Beginning at a PK nail set in the centerline Gloryland Lane (a 40 foot wide private ingress and egress easement), said point being the most southwesterly corner of the Lenard Family Trust Property of record at Instrument No. 20140612-051313, Register's Office Davidson County, Tennessee, and being the most northwesterly corner of said Corcoran Property; Thence with the southerly line of said Lenard Family property, North 80 degrees 58 minutes 54 seconds East a distance of 675.51 feet to an iron pin (old); Thence with the westerly line at the Hugh W. Morgan et ux property of record at Deed Book 5876, Page 621, Register's Office Davidson County, Tennessee. South 11 degrees 01 minutes 07 seconds East a distance of 160.94 feet to an iron pin (old); Thence with the northerly line of the WCO AL DP, LLC property of record at Instrument No. 20150427-0037578, Register's Office Davidson County, Tennessee, South 78 degrees 50 minutes 06 seconds West a distance of 231.53 feet to an iron pin (old); Thence with the westerly line of said WCO property, South 10 degrees 56 minutes 04 seconds East a distance of 368.30 feet to an iron pin set this survey (with cap Anderson-Delk); Thence with the northerly line of the remaining John N. Curtiss et ux Property of record in Deed Book 7383, Page 950, Register's Office Davidson County, Tennessee. South 79 degrees 03 minutes 56 seconds West a distance of 313.56 feet an iron pin set this survey (with cap Anderson-Delk); Thence with the easterly line of the Eric and Janean Bollinger property of record at Instrument No. 20021121-0145073, Register's Office Davidson County, Tennessee, North 10 degrees 55 minutes 47seconds West a distance of 52.93 feet to an iron pin (old); Thence with the northerly line of said Bollinger Property, , South 86 degrees 05 minutes 53 seconds West a distance of 267.82 feet to a PK nail set in the centerline of Gloryland Lane; Thence with the centerline of Gloryland Lane, North 05 degrees 14 minutes 48 seconds East a distance of 486.30 feet to the point of beginning, containing 305.025 Square Feet or 7.003 Acres, more or less, according to survey by Mark E. Lowrance, Registered Land Surveyor, Tennessee # 1660 with Anderson, Delk, Epps & Associates, Inc., dated March 28, 2016.

Being the same property conveyed to John B. Corcoran and wife, Lou Ann Corcoran as evidenced by Deed of record at Instrument No. 20040407-0039386, Register's Office Davidson County, Tennessee, and being the same property conveyed to John B. Corcoran and wife, Lou Ann Corcoran from John N. Curtiss, and wife Paula B. Curtiss, as evidenced by Warranty Deed of record at Instrument No. 20160609-0058280, Register's Office 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 improved (X) property known as 110 Gloryland Lane, Antioch, TN 37013

WITNESS MY HAND THIS 14th DAY OF NOVEMBER, 2017

JOHN B. CORCORAN **LOU ANN CORCORAN**

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 John B. Corcoran and wife, Lou Ann Corcoran 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 14th day of November, 2017

Commission Expires: 5-5-20

Notary Public

HOUSTON E. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY