Bill Garrett Davidson County
Batch# 76676 DEEDQC
04/05/2018 02:26:32 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180405-0032192

This instrument prepared by:
David E. Cypress
Attorney At Law
P.O. Box #58007
Nashville, Tennessee 37205

From: Joan G. Cypress

To: Adam Cypress
Dawn Cypress Broadnax

Address of New Owner:
Adam Cypress
Dawn Cypress Broadnax
3107 Friendly St.
Eugene, Oregon 37405

Send Tax Bills To:
Bruce H. Gold
3901 West End Ave.
Apt. 1005
Nashville, TN. 37205

Map and Parcel Numbers: 183-00-0-011.00 & 183-00-0-011.01

STATE OF OREGON)
COUNTY OF LANE)

The actual consideration or value, whichever is greater, for this transfer is $-1.00-.

Joan G. Cypress
Affiant, Joan G. Cypress

Subscribed and sworn to before me this 3rd day of April, 2018.

My commission expires: 3/30/2021

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 the 5 Day of April, 2018.
, Deputy Register

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Joan G. Cypress**, of Eugene, Lane County, Oregon, herein referred to as Grantor, by these presents do hereby quitclaim and convey unto **Adam Cypress & Dawn Cypress Broadnax** of Eugene, Lane County, Oregon, herein referred to as the Grantees, successors and assigns, a Quitclaim Interest in the following described tract of land.

The Grantor, Joan G. Cypress:

Asserts, recites and declares that:

1. The Grantor asserts that she owns a fifty percent (50%) undivided interest in the subject property and recites and declares:

2. This instrument is intended to convey to the Grantees, Adam Cypress and Dawn Cypress Broadnax, in equal shares, all of Grantor's 50% undivided interest in that certain real property in Nashville, Davidson County, Tennessee.

Described as being:

Three tracts or parcels of land in Davidson County, Tennessee, more particularly described as follows:

TRACT I

LAND in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by E.L. Miller, Jr. & Company, dated September 28, 1960, more particularly described as follows:

BEGINNING at a point 3.0 miles, more or less, south of Murfreesboro Pike in the center line of Hobson Pike; said point being in the old established fence line of W.L. Jones (Book 1309, page 438 Register's Office of Davidson County, Tennessee) original north line; less 208.5 feet (running south in the center line of Hobson Pike) to a point which is designated the point of beginning; thence south 2° 00' west a distance of 180 feet in the center line of Hobson Pike to a point (nail bottle cap); thence south 87° 20' east a distance of 35.0 feet to an iron pin; thence south 87° 20' east a distance of 449.00 feet to an iron pin; thence north 2° 00' east a distance of 180.0 feet to an iron pin; thence north 87° 20' west a distance of 68.0 feet to an iron pin; thence north 87° 20' west a distance of 399.0 feet to an iron pin; thence north 87° 20' west a distance of 17.0 feet to a point in the center line of Hobson Pike, the point of beginning. Said tract containing 2.0 acres, more or less.

BEING the same property conveyed to Benjamin N. Thornton by deed of record in Book 3135, page 315, Register's Office of Davidson County, Tennessee. The said Benjamin N. Thornton having since died.

TRACT II

LAND in Davidson County, Tennessee described according to a survey made by E.L. Miller, Jr. & Company, dated October 24, 1961, more particularly described as follows:

BEGINNING at an iron pin in a fence line south 87° 20' east 416 feet from the point in the center line of Hobson Pike which is approximately 3.0 miles more or less, northerly from the Murfreesboro Road; thence south 87° 20' east a distance of 199 feet to a corner post; thence in a southeasterly direction along an existing fence line 369 feet to an iron pin; thence north 86° 50' west a distance of 283.5 feet to a corner post; thence north 2° 00' east a distance of 130.00 feet to an iron pin; thence north 87° 20' west a distance of 68.0 feet to an iron pin; thence north 4° 30' east a distance of 208.5 feet to the point of beginning; said tract containing 1.95 acres, more or less.

BEING the same property conveyed to B. N. Thornton by deed of record in Book 3308, page 395, Register's Office of Davidson County, Tennessee. The said B. N. Thornton having since died.

TRACT III

BEING in the 5th, formerly the 6th, Civil District of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point in the center line of Old Hickory Blvd., formerly Hobson Road, at the point of beginning in the property described in Deed Boo 1309, page 438, Register's Office of Davidson County, Tennessee, same being the northwest corner of the property therein described, running thence South 2° 42' West 288.5 feet to the point of beginning of the property herein conveyed; in the center line of said Old Hickory Blvd.; running thence South 87 20' East 484 feet to a stake; thence North 2° East 50 feet to a stake; thence South 86° 50' East 283.5 feet to a stake in the J. C. Duck West line; thence South 20 50' East 120.3 to the J. C. Ducke West line to a stake; thence North 87° 29 minutes West 814.9 feet to a point in the center line of Old Hickory Blvd.; thence North 2° 42' East 63.7 feet to the point of beginning, containing 1.5 acres, more or less.

BEING the same property conveyed to B. N. Thornton by deed of record in Book 3572, page 305, Register's Office of Davidson County, Tennessee. The said B. N. Thornton having since died.

Being the same property conveyed to Paul Gold from James N. Thornton and Ella V. Thornton by Warranty Deed dated March 17, 1986 and referenced in Book 6805, page 410, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Paul Gold, Trustee by deed of record in Book 6769, page 914, Register's Office of Davidson County, Tennessee. Paul Gold being deceased and the property devised to Shirley S. Gold under the Will of Paul Gold, Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Bruce H. Gold and Joan Gold Cypress from Shirley S. Gold by Quitclaim Deed dated January 2, 1999 and referenced in Book 11668, page 158, Register's Office of Davidson County, Tennessee.

This is unimproved property, known as Old Hickory Blvd. and Muci Drive, Antioch, Tennessee 37031.

Said property is conveyed subject to the limitations, restrictions, and encumbrances of record in the Register's Office for Davidson County, Tennessee, and those visible on the property.

Witness my hand this 3rd day of April, 2018.

Joan G. Cypress

Joan G. Cypress

STATE OF OREGON)
COUNTY OF LANE)

Personally appeared before me, Philip S. Hardison, a Notary Public in and for said County and State, the within named Joan G.. Cypress, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Lane County, Oregon, this 3rd day of April, 2018.

Philip Shane Hardison

Notary Public

My commission expires: 3/30/2021

OFFICIAL STAMP
PHILIP SHANE HARDISON
NOTARY PUBLIC - OREGON
COMMISSION NO. 960874
MY COMMISSION EXPIRES MARCH 30, 2021