Bill Garrett Davidson County
Batch# 84514 DEEDQC
04/25/2018 10:16:40 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180425-0038867

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Richard Northcutt
217 Pineway Drive
Nashville, TN 37217

File No.: 18-0338

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel
Shallen Anne Chitwood 5547 Brick Church Pike Goodlettsville, TN 37072	Shallen Anne Chitwood 5547 Brick Church Pike Goodlettsville, TN 37072	01800015800 and 01800016000

THIS INDENTURE made this 20th day of April, 2018 between, **Shallen Anne Chitwood, a married woman, f/k/a Shallen Anne Gardner**, First Parties and **Shallen Anne Chitwood and Kevin Andrew Chitwood, wife and husband**, Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of $0.00 and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Tract 1:
5547 Brick Church Pike, Goodlettsville, TN 37072
Parcel ID: 01800015800

Land in Davidson County, Tennessee, described as follows to wit:

Beginning at an iron pin set, being the Southeast corner of a tract owned by Judith O. Dickens, Map #18, Parcel #91, as of record by Instrument No. 20030513-0064474 in the Register's Office for Davidson County, Tennessee, and being the northeast corner of this tract. Thence, with a new line, S 09 deg. 18 min. 04 sec. W, 470.08 feet to a new iron pin; thence, S 42 deg. 33 min. 43 sec. W, 22.63 feet to a new point at the Northerly edge of a 20 foot ingress and egress easement; thence, S 42 deg. 33 min. 43 sec. W, 70.88 feet to a new point; thence, S 42 deg. 33 min. 43 sec. W, 307.45 feet to a new iron pin; thence, N 51 deg. 51 min. 07 sec. W, 651.03 feet to a new iron pin set in the Easterly line of James Hymer, Map #18, Parcel #132 as of record in Deed Book 5325, Page 161, Register's Office for Davidson County, Tennessee, thence, with the Easterly line of Hymer N 44 deg. 55 min. 37 sec. E, 672.90 feet to a new pin at the Southwest corner of Judith O. Dickens; thence, with the southerly line of Dickens, S 72 deg. 44 min. 05 sec. E, 402.07 feet to the point of beginning, containing 10.001 acres, more or less, as survey by Delle Land Surveying, 408 Nesbitt Lane, Madison, TN 37115, dated April 19, 2007, and being also known as Tract #1.

Together with a 20 foot ingress/egress easement described as follows:

Beginning at an iron rod in the West right of way of Brick Church Pike, also being the Northeast corner of the Dickens Property as described in instrument;

Thence, South 15 degrees 28 minutes 32 seconds West, a distance of 306.34 feet to a point;
Thence, South 38 degrees 42 minutes 51 seconds West, a distance of 28.09 feet to a point;
Thence, South 42 degrees 42 minutes 30 seconds West, a distance of 76.47 feet to a point;
Thence, South 09 degrees 35 minutes 41 seconds West, a distance of 240.61 feet to a point; also being Southwest corner of Tract #2;
Thence, South 09 degrees 35 minutes 41 seconds West, a distance of 122.97 feet to a point;
Thence, South 15 degrees 48 minutes 18 seconds West, a distance of 76.51 feet to a point;
Thence, South 30 degrees 05 minutes 15 seconds West, a distance of 98.42 feet to a point;
Thence, South 39 degrees 54 minutes 02 seconds West, a distance of 71.45 feet to a point;
Thence, South 45 degrees 44 minutes 55 seconds West, a distance of 88.75 feet to a point;
Thence, South 50 degrees 59 minutes 21 seconds West, a distance of 131.50 feet to a point;
Thence, South 62 degrees 08 minutes 45 seconds West, a distance of 126.89 feet to a point;
Thence, South 18 degrees 15 minutes 35 seconds West, a distance of 288.61 feet to a point;
Thence, North 53 degrees 49 minutes 48 seconds West, a distance of 62.20 feet to a point;
Thence, North 18 degrees 15 minutes 35 seconds East, a distance of 236.81 feet to a point;
Thence, North 62 degrees 08 minutes 45 seconds East, a distance of 132.58 feet to a point;
Thence, North 62 degrees 08 minutes 45 seconds East, a distance of 56.94 feet to a point;
Thence, North 50 degrees 59 minutes 21 seconds East, a distance of 128.63 feet to a point;
Thence, North 45 degrees 44 minutes 55 seconds East, a distance of 86.81 feet to a point;
Thence, North 39 degrees 54 minutes 02 seconds East, a distance of 48.11 feet to a point; also being the Northwest corner of Tract #4;
Thence, North 39 degrees 54 minutes 02 seconds East, a distance of 20.60 feet to a point;

Thence, North 30 degrees 05 minutes 15 seconds East, a distance of 94.20 feet to a point;
Thence, North 15 degrees 48 minutes 18 seconds East, a distance of 72.92 feet to a point;
Thence, North 09 degrees 35 minutes 41 seconds East, a distance of 368.44 feet to a point;
Thence, North 42 degrees 42 minutes 30 seconds East, a distance of 81.72 feet to a point;
Thence, North 38 degrees 42 minutes 20 seconds East, a distance of 23.22 feet to a point;
Thence, North 15 degrees 28 minutes 32 seconds East, a distance of 302.00 feet to a point in the right of way of Brick Church Pike;
Thence, with the right of way with a curve with a delta angle of 04 degrees 13 minutes 37 seconds, with a radius of 271.18 feet, a chord bearing of South 75 degrees 10 minutes 29 seconds East, a distance of 20.00 feet to the point of beginning.

Being the same property conveyed to Shallen Anne Gardner by Quitclaim deed of record in Instrument 20150123-0006771, dated January 22, 2015, Register's Office for said County. See also prior deed of record in Instrument 20110906-0068869, said Register's Office.

Tract 2:
Brick Church Pike, Goodlettsville, TN 37072
Parcel ID: 01800016000

Beginning at an iron rod in the southwest corner of Tract #1 (Parcel 35), also being the northwest corner of the property described hereon: Thence, South 48 deg. 39 min. 30 sec. W, a distance of 651.03 feet to an iron rod; Thence, with west property line of Tract #5, South 26 deg. 44 min. 07 sec. West, a distance of 677.21 feet to an iron rod in the north property line of parcel 38; Thence, with said property line, North 48 deg. 39 min. 30 sec. West, a distance of 899.70 feet to an iron rod in the east property line of parcel 132; Thence, with said property line, North 48 deg. 07 min. 15 sec. East, a distance of 659.94 feet to the point of beginning and containing 11.665 acres more or less.

BEING the same property conveyed to Shallen Anne Gardner by Quitclaim Deed from Matthew Watts Gardner, of record in Instrument 20150123-0006772, dated January 22, 2015, Register's Office for said County.

Shallen Anne Gardner and Shallen Anne Chitwood being one and the same person.

unimproved ☐
This is improved ☒ property, known as 5547 Brick Church Pike and 0 Brick Church Pike, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 24th day of April, 2018.

Shallen Anne Chitwood

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 Shallen Anne Chitwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this April 24th 2018.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $0.

Affiant

Subscribed and sworn to before me this 24th day of April, 2018.

Notary Public

My Commission Expires: 3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.