This instrument prepared by:
Joe R. Johnson, II, Esq.
115 Fifth Ave. West
Springfield, TN 37172

*Based upon information provided by client --
No closing or Title Search performed by Attorney*

Bill Garrett Davidson County
Batch# 114424 DEEDQC
07/10/2018 01:30:57 PM 2 pgs
Fees: $13.00 Taxes: $111.00

20180710-0066557

STATE OF TENNESSE
COUNTY OF ROBERTSON

The actual consideration for this transfer is $30,000.00.

JOHN ANDREW CLARK, Affiant

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

NOTARY PUBLIC

JOE R. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission expires: 6-14-21

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
John Andrew Clark 3688 Dobbin Road Springfield, TN 37172	NEW OWNER	005 00 0 010.00

KNOWN ALL MEN BY THESE PRESENT that THOMAS CLIFFORD TOWNS, hereinafter referred to as "Grantor," for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these presents hereby quitclaim and convey unto JOHN ANDREW CLARK, hereinafter referred to as "Grantee", my right, title and interest in and to the following described tract or parcel of land situated in Davidson County, State of Tennessee, being described as follows, to wit:

Property located in the 1st Councilmanic District of Davidson County, TN. And being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 02-01-18, File Number 2-483-2, as follows:

Beginning at a set iron rod in the east margin of Greenbrier Road and the southwest corner of this tract and having a Tennessee State Plane Coordinate of N:745927.20, E:1715821.04;
Thence with the margin of Greenbrier Road NORTH 17 DEGREES 10 MINUTES 54 SECONDS WEST a distance of 115.24 feet;
Thence with a curve turning to the right with an arc length of 210.72 feet, with a radius of 746.52 feet, with a chord bearing of NORTH 09 DEGREES 05 MINUTES 43 SECOND WEST with a chord length of 210.02 feet;
Thence NORTH 01 DEGREES 00 MINUTES 32 SECONDS WEST a distance of 136.51 feet to an existing iron rod having a Tennessee State Plane Coordinate of N:746381.16, E:1715751.40, and being the southwest corner of Vicky Nolen (Record Book 1703, Page 125);

Thence with said Nolen SOUTH 83 DEGREES 20 MINUTES 33 SECONDS EAST a distance of 503.50 feet to an existing iron rod at a tree with hack marks and being the southwest corner of David Russel (Deed Book 359, Page 557);
Thence with a new line SOUTH 09 DEGREES 12 MINUTES 13 SECONDS EAST a distance of 416.02 feet to a set iron rod;
Thence NORTH 88 DEGREES 15 MINUTES 41 SECONDS WEST a distance of 497.23 feet to a set iron rod which is the point of beginning, having an area of 219978.0 square feet, 5.05 acres

AND BEING that same property conveyed from Daryl Towns to Thomas Clifford Towns in Instrument Number 20180710-0066556, Register's Office of Davidson County, Tennessee. And further being described as a portion of the property described in Deed Book 362, Page 350, Register's Office of Davidson County, TN. Further being described as a portion of that property being conveyed to Thomas Clifford Towns and Daryl Towns in Instrument Number 20150407-0030263, Register's Office of Davidson County, Tennessee.

This is unimproved property.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 3rd day of July, 2018.

THOMAS CLIFFORD TOWNS, Grantor

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, THOMAS CLIFFORD TOWNS, with whom I am personally acquainted, and who acknowledge that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at Springfield, Tennessee, this 3rd day of July, 2018.

JOE THOMPSON II STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires: 6-14-21