This Instrument Was Prepared by and Returnable to:
Robert C. Ashworth, Attorney at Law
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

Bill Garrett Davidson County
Batch# 123170 DEEDQC
08/01/2018 08:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180801-0074784

# QUITCLAIM DEED

| Address of New Owner | Send Tax Bill To: | Map & Parcel: |
|---|---|---|
| Jeffri Lyn Wright<br>9570 New Highway 96 W<br>Franklin, TN 37064 | New Owner | 178-00-0-040.00 – Tract 1<br>and<br>178-00-0-041.00 – Tract 2 |

This is a transaction exempt from tax pursuant to Tennessee Code Ann. § 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **JEFFRI LYN WRIGHT v. CHAD MICHAEL WRIGHT**, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Case No. 15D1962. Accordingly, I, **Chad Michael Wright**, hereinafter called **"Grantor"**, hereby quitclaim and convey unto **Jeffri Lyn Wright,** her heirs**,** successors, and assigns, hereinafter called **"Grantee"** all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Being two tracts of land in the Ninth Civil District of Davidson County, Tennessee, on the east side of Highway 96 as shown on the unrecorded map prepared by Barge, Waggoner & Sumner, dated June 26, 1970, and being more particularly described as follows:

**TRACT 1**

Beginning at a point on the easterly margin of State Highway No. 96, said point being 675.0 feet northwesterly from the intersection of the easterly margin of Highway No. 96 and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, Page 242, Register's Office for Davidson County, Tennessee; thence with said easterly margin of Highway No. 96, with a curve to the right, 400.0 feet to a point, said curve having a chord of North 32° 26' West 399.5 feet; thence leaving said easterly margin of Highway No. 96, in a easterly direction North 62° 45' East, 1767.6 feet to a point in the southerly line of the property conveyed to J. M. Groves, et ux, as recorded in Book 1515, Page 188, Register's Office for Davidson County; thence leaving said Grove's southerly line in a southerly direction South 19° 12' West 251.9 feet to a point; thence in a southwesterly direction south 54° 30' West, 1565.2 feet to a point in the easterly margin of Highway No. 96, the point of beginning, containing 10.8 acres, more or less.

**TRACT 2**

Beginning at a point on the easterly margin of State Highway No. 96, said point being 275.0 feet northwesterly from the intersection of the easterly margin of Highway No. 96 and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, Page 242, Register's Office for Davidson County; thence with said easterly margin of Highway No. 96, with a curve to the right 400.00 feet to a point, said curve having a chord of North 42° 46' west 399.5 feet; thence leaving said easterly margin of Highway 96, in an easterly direction North 54° 30' East, 1565.2 feet to a point; thence, in a southerly direction South 19° 12' West, 685.7 feet to a point; thence in a southwesterly direction South 54° 30' West 955.0 feet to a point in the easterly margin of Highway No. 96, the point of beginning, containing 11.5 acres, more or less.

Being the same property conveyed to CHAD MICHAEL WRIGHT AND WIFE, JEFFRI LYN WRIGHT by deed from SHIRLEY G. COWARD of record in Instrument No. 20110623-0048245, dated June 22, 2011, said Register's Office.

**Tract 1** - This is improved property known as 9584 New Highway 96 W, Franklin, Tennessee 37064.

**Tract 2** - This is improved property known as 9570 New Highway 96 W, Franklin, Tennessee 37064

The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

**IN WITNESS WHEREOF**, the Grantors have caused this instrument to be executed on this 30th day of March, 2016.

**Chad Michael Wright**



201808010074784

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Chad Michael Wright**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2016.

Betty Jo Boyd
Notary Public

My commission expires: September 10, 2018

BETTY JO BOYD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**AFFIDAVIT**

STATE OF Tennessee
COUNTY OF Davidson

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in that certain case styled Jeffri Lyn Wright v. Chad Michael Wright in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Case No. 15D1962, and that there was no other consideration given for the transfer.

Martin H. Kappe
Affiant

Sworn to and subscribed before me, this 30th day of March, 2016.

Betty Jo Boyd
Notary Public

My commission expires: September 10, 2018

BETTY JO BOYD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

# True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

