FILE NUMBER
111tf-185957-61

Bill Garrett Davidson County
Batch# 126466 DEEDQC
08/08/2018 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180808-0078116

QUITCLAIM DEED

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of July, 2018..

Notary Public

COMMISSION EXPIRES: November 05 2019

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DANIELLE SAULSBURY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S):
Maja Diana Neely	Maja Diana Neely	024 027.00
(Name) 9086 Old Harding Rd. Franklin, TN 37064	(Name) 9086 Old Harding Rd. Franklin, TN 37064	
(Address)	(Address)	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,**Marshall Grant Neely, III, an unmarried person** hereinafter referred to as Grantor(s), hereby quitclaim to **Maja Diana Neely, an unmarried person** his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Williamson County, State of Tennessee, to-wit:

Land lying in the 14th Civil District of Davidson County, TN, and the 1st Civil District of Williamson County, TN, and bounded in general on the north by South Harpeth River, east by Denton, south by Old Harding Road, and on the west by Sullivan, and being shown on the Property Map 177, Davidson County, and on Property Map 23 & 24, Williamson County, and being more particularly described as follows:

Beginning at an iron rod (old) in the northerly right of way of Old Harding Road, said rod being 25 feet from the center of said road and said rod being the southwest corner of the John H. Denton, et ux, property (Book 6235, page 144, RODC); thence with the northerly right of way of Old Harding Road S 83 deg. 12 min. 40 sec. W 392.02' to an iron rod (old), said rod being the southeast corner of the A. Johnson Sullivan, et ux, property (Book 186, page 44, ROWC); thence with Sullivan's easterly property line N 08 deg. 44 min. 17 sec. E 854.83' to an iron rod (old), Sullivan's northeast corner; thence with Sullivan's northerly property line N 78 deg. 59 min. 31 sec. W, passing an axle (old) that marks Sullivan's northwest corner, and the northeast corner of the James Abernathy, et ux, property (Book 137, page 463, ROWC) at 438.45', and a total of 644.45' to a point in the center of South Harpeth River; thence with the same N 57 deg. 33 min. 45 sec. E 952.02' to a point in said river, being the northwest corner of the John H. Denton, et ux, property (Book 6235, page 144, RODC); thence

with Denton's westerly property line S 03 deg. 32 min. 12 sec. E, passing a steel post (old) at 598.84', passing a steel post (old) at 1,264.16', and a total distance of 1435.00' to the point of beginning, containing 12.003 acres, more or less, according to a survey by M. Gregory Underwood, RLS #1299, 9086 Old Harding Road, Franklin, TN, plat dated May 10, 1995.

Being the same property conveyed to Marshall Grant Neely, III and wife, Maja Diana Neely by Warranty Deed from Michael G. Underwood and wife, Melese B. Underwood (one and the same as Gregory Underwood and wife, Melese Underwood) dated July 21, 1995 and recorded July 26, 1995, in Book 1309, Page 717, in said Register's Office for Williamson County, Tennessee and recorded of record in Book 9737, Page 69, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Marshall Grant Neely, III has hereunto set his/her/their signature, on this, the 31st day of July, 2018.

Marshall Grant Neely, III

STATE OF Tennessee

County OF Davidson

I, Ivory Saulsbury, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **Marshall Grant Neely, III** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 31 day of July, 2018.

Notary Public

My Commission Expires: November 05 2018

(SEAL)

IVORY DANIELLE SAULSBURY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

BK/PG:7433/616-618
18031252

3 PGS : QUITCLAIM DEED	
JESSICA PORTMAN 554992 - 18031252	
08/08/2018 - 02:15:27 PM	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS