NAME AND ADDRESS OF NEW OWNERS:
KAREN ANN FURBEE
7850 Ridgewood Road
Goodlettsville, TN 37122

This Instrument Prepared By:
BRUNELLE | CONKLIN
Amanda Conklin, BPR# 030113
131 North Church Street
Murfreesboro, TN 37130

SEND TAX BILLS TO:
New Owner

NAME OF MORTGAGE HOLDER:
Prepared with information
furnished by the Parties

QUITCLAIM DEED
(MAP 7, PARCEL 9.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **STUART EDWARD FURBEE,** have bargained and sold, and do hereby quitclaim, transfer and convey any and all interest which I have in the hereinafter described property to, **KAREN ANN FURBEE,** her heirs and assigns, forever, being that:

Land in First Councilmatic District of Davidson County, Tennessee, described according to an unrecorded survey by Tommy E. Walker, R. L. S. (P.O. Box 495; Ridgetop, Tennessee 37152) on August 22, 1994, as follows:

Beginning at an iron pin, said pin being located North 46 degrees 02 minutes 23 seconds East 393.67feet from the most Westerly corner of Barry & Carter's original corner in the northeasterly margin of Ridgewood Road; thence with a curve to the left (I = 4 degrees 06 minutes 12 seconds; R = 1396.33 feet; LC 110.88; CB = North 26 degrees 40 minutes 25 seconds East) for an are distance of 110.91 feet to a point; thence North 24 degrees 24 minutes 00 seconds East 204,.00 feet to a point; thence South 67 degrees 25 minutes 55 seconds East 669.84 feet tc an 18 inch beech tree in a hollow ; thence South 48 degrees 15 minutes 00 seconds west 229.00 feet to a hickory tree; thence South 46 degrees 30 minutes 00 seconds West 238.50 feet to a beech tree; thence North 54 degrees 45 minutes 00 seconds West 500.52 feet to the point of beginning, containing 5.013 acres, more or less.

BEING the same property conveyed to Stuart Edward Furbee, of record in Deed Book, 2012 1019 Page 0096218, Register's Office for said County.

This conveyance is made together with the 50-foot ingress/egress easement in Book 9746, page 441, said Register's Office. easement

Karen Y Johnson Davidson County
Batch# 155348 DEEDQC
10/31/2018 08:57:16 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20181031-0107673

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7850 Ridgewood Road, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 11 day of September, 2018.

Stuart E Furbee

STUART EDWARD FURBEE

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, **STUART EDWARD FURBEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 11 day of September, 2018.



Angela Petersen

NOTARY PUBLIC

My Commission Expires: 9/7/20

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

I hereby swear and affirm that the actual consideration for this transfer is NONE.

This conveyance is made from one spouse to the other and is made for the purposes of adjusting property rights between divorcing parties.

Karen Ann Lambert
AFFIANT

Sworn to and subscribed before me this 10th day of September, 2018.

CASSI KERWIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021

Cassi Kerwin
NOTARY PUBLIC
My Commission Expires: 8-22-2021