Karen Y Johnson Davidson County
Batch# 164505 DEEDQC
11/21/2018 02:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181121-0114791

**This Instrument Prepared By and Returned To:**
**Robert L. Scruggs, Attorney**
**2021 Richard Jones Road, Suite 220**
**Nashville, TN 37215**

| Address New Owners: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| **Wesley Justin Roach**<br>**8700 Haselton Road**<br>**Nashville, TN 37211** | **Same As Owner** | **See parcel below** |

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Wesley Justin Roach and Laura S. Roach, husband and wife,** do hereby quitclaim and by these presents does transfer and convey all of my right, title and interest unto **Wesley Justin Roach and Laura S. Roach, husband and wife** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

The Purpose of this Quitclaim Deed is to convey the Parcels shown on "Exhibit A" into one Parcel.

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

This instrument was prepared from information provided by the parties, without benefit of a title search. No legal advice has been given in this transaction.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20th day of November, 2018.

**Wesley Justin Roach**

**Laura S. Roach**

**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, **Wesley Justin Roach,** the 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 and official seal this the 21st day of November, 2018

My Commission Expires: March 30, 2020

NOTARY PUBLIC

KAREN C. MARCUS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**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, **Laura S. Roach,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of November, 2018

My Commission Expires:

NOTARY PUBLIC

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is **-$0-.**

(Affiant)

Subscribed and sworn to before me, this 21st day of November, 2018.

My Commission Expires: 1-3-2022

NOTARY PUBLIC

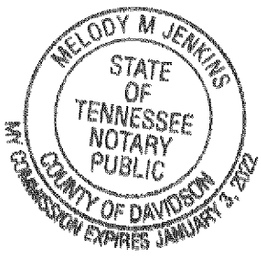


**Exhibit "A"**
**Legal Description**

**Tract I: Map/Parcel 16800024500**
Land in Davidson County, Tennessee, described as follows:

Being a tract of land lying East of Hester Beasley Road as shown on property Map 168, Assessor's Office and lying within the 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Bounded in general by Justin Taylor and Roy Ursery on the West; Claude W. Smith on the North; Claude W. Smith and Daniel Harless Jr. on the East; Robert C. Sheehan on the South, more particularly described as follows:

Commencing at an existing iron pin on the East side of Hester Beasley Road (25' from the center), the Southwest Corner of Myrtle Taylor (Ref. Deed Book 4920, page 661 RODC), thence leaving Hester Beasley Road and with Taylor's South line S 41 deg. 05' 25" B 446.05' to an existing iron pin; thence N 48 deg. 54' 35" B 207.00' to an existing iron pin, the Southeast corner of a second Myrtle Taylor Tract (Ref. Deed Book 1341, page 626 RODC); thence with Taylor's second tract N 48 deg. 54' 35" B 322.55' to an existing iron pin in the East line of Justin Taylor (Ref. Deed Book 7498, page 702 RODC) and the true point of beginning of the following described tract

Thence leaving the true point of beginning and with Justin Taylor's East line N 48 deg, 54' 35" E 9820' to an existing iron pin, the Southeast comer of Roy Ursery (Ref. Deed Book 5119, page 518 RODC); thence leaving Taylor and with Ursery's South line N 48 deg. 54' 35" E 411.80' to an existing iron pin on the West side of a small hollow in the West line of Claude W. Smith (Ref. Deed Book 10482, page 439 RODC); thence leaving Ursery and with Smith's West line S 31 deg. 53' 52" E 452.17' to an existing iron pin in the West line of a second Claude W. Smith Tract (Ref. Deed Book 10482, page 430 RODC); thence with Smith's second tract S 49 deg. 56' 30" W 26152' to an iron pin set,- thence with a new line S 35 deg. 29' 19" B 235.99' to an existing iron pin on the East side of Ridge Road, the Northwest corner of Daniel L. Harless, Jr. (Ref. Instrument # 20020401-0039408 RODC); thence leaving Smith and with Harless' West line S 55 deg. 27' 30" W 102.18' to an existing iron pin; S 53 deg. 40' 32" W 120.00' to an existing iron pin, the Northeast corner of Robert C. Sheehan (Ref. Instrument No. 20040827-0103835 RODC); thence leaving Harless and with Sheehan's North line N 35 deg. 10' 35" W passing an existing iron pin at 218.40' in all 658.40' to the True Point of Beginning, containing 6.20 acres, more or less, according to a survey made by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062, dated March 28, 1997, and revised July 20, 2006.

In favor of and subject to a reciprocal 50' Ingress-Egress and Utility Easement running from Hester Beasley Road through the above tract recorded in Deed Book 10482, page 430, and in favor of a 50 foot Ingram-Egress Easement of record in Deed Book 9225, page 430, said Register's Office. A private waterline easement of record as Instrument No. 20030115-0006026, said Register's Office, benefits this property.

Being the same property conveyed to Wesley Justin Roach by Warranty Deed from Christopher S. Pierce and wife, Carlena Pierce, dated October 7, 2013 of record as Instrument No. 20131008-0105656, Register' Office for Davidson County, Tennessee.

**Tract II: Map/Parcel 16900036000**
Being a tract of Land ss shown on property Map 169 and lying wholly within the 35m Councilmanic District of Davidson County, Metropolitan Nashville, Tennessee. Bounded in General by Wesley Justin Roach and Claude W. Smith remainder on the North; Jefferson H. Perky on the East; John Hall Haselton on the South; Michael Todd Soderholm and Wesley Justin Roach on the West, More Particularly described as follows:

Beginning at an existing iron pin "Chapdelaine" (N: 615905.94, E: 167462542), on the South side of Prichard Creek, being a Southeasterly corner of Wesley Justin Roach (Ref. Instrument #20131008-0105656, R,O.D.C. - Property Map 168 Parcel 245); thence leaving Roach, and with two new lines severing the Claude W. Smith Property S 60° 42' 15" E 197.82' to an iron pin set; thence N 61° 47' 55" E 272,97' to an iron pin set in the East line of Jefferson H. Perky (Ref. Instrument #20150520-0046787, R.O.D.C. - Property Map 169 Parcel 359); thence with Perky's West line S 07° 28' 50" W 411.34' to an existing iron pin "Chapdelaine" in the North line of John Hall Haselton (Ref. Deed Book 11414 Page 248 R.O.D.C. - Property Map 169 Parcel 146): Thence With Haselton's North line S 68° 19' 51" W 234.26' to an existing Iron Pin "Chapdelaine"; Thence S 57° 31' 29" W 129.61' to an iron pin set, The Southeast corner of Michael Todd Soderholm (Ref. Instrument #20160420-0038244 R.O.D.C.- Property Map 168 Parcel 235); thence with Soderholm's East Line N 32° 47' 39" W 207.75' to an existing iron pin "Chapdelaine", a Southeasterly corner of the aforementioned Wesley Justin Roach; thence with Roach's East and South aines N 32° 44' 08" W 236.26' to an existing iron pin

"Chapdelaine". thence N 52° 41' 29" E 261 .25' to the point of beginning, Containing 4.71 Acres, more or less. According to a survey by Randolph L. Chapdelaine R.L.S. 1444, 7376 Walker Road, Fairview, Tennessee.

Being the same property conveyed to Wesley Justin Roach and Laura Sullivan Roach, husband and wife, by Warranty Deed from Claude W Smith and Linda H. Smith, husband and wife, filed for record on February 6, 2018 as Instrument No. 2018026-0011917, Register's Office for Davidson Count. Tennessee. Laura Sullivan Roach and Laura S. Roach are one and the same.

**Tract III: Map/Parcel 16800024400**
A certain tract or parcel of and situated in Davidson County, Tennessee. described as follows, to wit:

Being a tract of land as shown on property map 168, assessor's office, and lying wholly within Davidson County, Nashville, Tennessee. Bounded in general by Myrtle Taylor and Justin Taylor on the north west; Claude Smith remainder of the east, south and wise and lying south of Hester Beasley Road, more particularly described as follows:

Beginning at an existing 1" iron pipe at an iron stake, the southeast corner of Myrtle Taylor (ref deed book 4920, page 661, R.O.D.C.) Thence with Taylor's South Line, N 48 54'35" E passing an existing iron pin at 207.00' and passing Myrtle Taylors second tract (ref deed book 1341, page 626 Kane.) and then with Justin Taylor (ref deed Book 7496 page 702 R.O.D.C.) in all 529.55' to an existing iron pin; thence leaving Taylor and with Claude Smith remainder (ref Deed Book10482, page 439 R.O.D.C.) S 35 10 '33" E passing an existing iron pin at 440.00' in all 658.40' to an iron pin set; thence continuing with Claude Smith 5.00 Acre Tract for the remaining four calls S 78 00' 02" W 495.00' to an iron pin set; thence N 53 32' 34" W 270. 80' to an iron pin set, thence N 28 59' 57" W 139.58' to an iron pin set, thence N 41 05' 25" W 13.32' to the point of beginning, containing 6.14 acres, more or less, and being a portion of Claude W. Smith and Linda H. Smith property as recorded in Deed Book 10482, page 430, according to a survey by Randolph L. Chapdelaine R.L.S. #14444, 7376 Walker Road, Fairview, TN 37062, Dated 08/23/2000 and revised February 27, 2002,

Being the same property conveyed to Wesley Justin Roach and Laura Sullivan Roach, husband and wife, by Warranty Deed from Robert Chalker Sheehan, filed for record on March 3, 2018 as Instrument No. 20180305-0020474 Registers Office for Davidson County Tennessee. Laura Sullivan Roach and Laura S. Roach are one and the same.

## Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), 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.

Robert L Scr
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 7, 2020