Karen Y Johnson Davidson County
Batch# 178149 DEEDQC
12/27/2018 09:40:29 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181227-0125489

THIS INSTRUMENT PREPARED BY:
Daniel T. Heard, Attorney
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

NOTE: THIS CONVEYANCE IS FOR THE EXPRESS PURPOSE OF CONSOLIDATING MULTIPLE MAP/PARCEL NUMBERS INTO ONE.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 26th day of December, 2018.

My Commission Expires: 8-4-20

My Commission Expires AUG. 4, 2020

NOTARY PUBLIC

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Mau T. Ly and Alberta R. Ly	NEW OWNER	Map 32 Parcel 30 and
1467 Campbell Road		Map 32 Parcel 188 and
Goodlettsville, TN 37072		Map 32 Parcel 31

CONSOLIDATION QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Mau T. Ly and wife, Alberta R. Ly,** GRANTOR, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Mau T. Ly and wife, Alberta R. Ly,** GRANTEE. Said property conveyed herein is described as follows:

LEGAL DESCRIPTIONS ATTACHED HERETO AS EXHIBIT A

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 26th day of December, 2018.

Mau T. Ly

Alberta R. Ly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Mau T. Ly and Alberta R. Ly**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 26th day of December, 2018.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

My Commission Expires: 8-4-20

EXHIBIT A

TRACT I:

Land in the 10th Civil District of Davidson County, Tennessee, being part of the Clarence P. Connell Home Tract, according to a survey made July 7, 1960, by H. Gee, as follows:

Beginning at a point in the centerline of Campbell Road, south of the Brick Church Pike, opposite an iron pin, being the Northeast corner of this tract; thence with the centerline of said road, South 32 deg. 07' East 185.6 feet to a point at the North corner of a triangular tract of land in the centerline of an old road; thence leaving Campbell Road, South 6 deg. 53' East along the center of said old road, 250.0 feet to the West corner of said triangle; thence with the center of an old road, South 89 deg. 07' East 253.8 feet to the centerline of Campbell Road; thence with the centerline of the same South 59 deg. 38' East 10.9 feet to a point opposite an iron pin; thence leaving said road, South 57 deg. 22' West 1263.6 feet to an iron pin; thence North 29 deg. West 610.0 feet to an iron pin in an old fence; thence along said fence, North 41 deg. 46' East 804.0 feet to an iron pin and South 85 deg. 07' East 434.0 feet to the point of beginning, containing 18.2 acres, more or less.

TRACT II:

Land in Davidson County, Tennessee, being known as "Tract 2" and more particularly described as follows:

Beginning at an iron pin (old), the Southeast corner of a tract of land which belongs to Sheila Pemberton and husband, Stephen W. Pemberton, having a deed reference in Book 9723, Page 586, Register's Office for Davidson County, Tennessee, in the westerly boundary of a tract of land which belongs to Margaret C. Mazzone, having a deed reference in Book 8774, Page 69, said Register's Office, the most easterly Northeast corner of this tract and continuing as follows:

Thence, South 41 deg. 46' 35" West 551.29 feet to a pipe (old), the Northwest corner of said tract of land which belongs to Margaret C. Mazzone, the Northeast corner of a tract of land which belongs to Owen E. Gray, having a deed reference in Book 8283, Page 756, said Register's Office; thence, South 82 deg. 54' 01" West 1209.91 feet to an iron pin (old), the Northwest corner of said tract of land which belongs to Owen E. Gray, in the Easterly boundary of a tract of land which belongs to Jimmy E. Vaughn, having a deed reference in Book 4694, Page 23, said Register's Office; thence, with the boundary of said tract of land which belongs to Jimmy E. Vaughn as follows: North 01 deg. 50' 21" East 211.12 feet to a fence post (old); thence North 02 deg. 42' 45" East 103.86 feet to a stone (old); thence North 07' deg. 16' 58" East passing a common corner of said tract of land which belongs to Jimmy E. Vaughn, and a tract of land which belongs to Charles E. Vaughn, having a deed reference in Book 8957, Page 744, said Register's Office, and continuing in all 179.18 feet to an iron pin (new) in the Easterly boundary of said tract of land which belongs to Charles E. Vaughn; thence with the center of a branch and a new line, as follows; South 87 deg. 15' 50" East 375.77 feet to a point at the intersection of the two branches; thence with the center of second branch and continuing with the new line, as follows: North 11 deg. 30' 41" West 27.96 feet; thence North 23 deg. 07' 43" East 319.11 feet; thence North 39 deg. 32' 51" East 250.69 feet; thence North 83 deg. 21' 31" East 373.39 feet; thence South 82 deg. 40' 33" East 142.44 feet to a point in the center of said second branch, marked by a witness pin (new) on the North and South banks, in the Westerly boundary of a tract of land which belongs to Clarence E. Litton, having a deed reference in Book 8821, Page 502, said Register's Office; thence, 53 deg. 41' 51" East 239.62 feet to an iron pin (old), the Southeast corner of said tract of land which belongs to Clarence E. Litton, the Southwest corner of said tract of land which belongs to Sheila Pemberton, thence, South 29 deg. 08' 22" East 356.32 feet to the point of beginning and containing 23.39 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, July 6, 2001.

The above described tract of land is served by a 50-foot easement for right-of-way, which is of record in Book 8546, Page 333, said Register's Office.

Being the same property conveyed to Mau T. Ly and wife, Alberta R. Ly by Warranty Deed from Margaret C. Mazzone, unmarried, dated September 30, 2004, of record as Instrument No. 20041007-0121251, Register's Office for Davidson County, Tennessee.

TRACT III:

Land in Davidson County, Tennessee, being described as follows:

Beginning at a point in the centerline of Campbell Road, a common corner with lands of Mau Ly and spouse, by deed of record as Instrument No. 20041007-0121251, Register's Office for Davidson County, Tennessee, described therein as a point at the North corner of a triangular tract of land in the centerline of an old road; thence leaving Campbell Road and with Ly's line, South 6 deg. 53' East along the center of said old road, 250.0 feet to the West corner of said triangle; thence with the center of an old road and continuing with Ly, South 89 deg. 07' East 253.8 feet to the centerline of Campbell Road; thence leaving Ly and running along a curve in Campbell Road 390 feet, more or less, to the point of beginning.

Being the same property conveyed to Mau T. Ly and wife, Alberta R. Ly by Warranty Deed from the Estate of Chester E. Hardy, Jr., Deceased, Lois Hardy Leal as Administratrix and Lois Hardy Leal, Individually, dated June 27, 2007, of record as Instrument No. 20070702-0078650, Register's Office for Davidson County, Tennessee.