Karen Y Johnson Davidson County
Batch# 182034 DEEDQC
01/09/2019 10:26:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190109-0002299

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

Subscribed and sworn to before me, this **17TH** day of **DECEMBER, 2018**

Notary Public
My commission expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
1517 HUNT CLUB BLVD.
GALLATIN, TN 37066

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AND NO LIABILITY IS ASSUMED FOR ANY STATUS OF TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OR SURVEY. THIS INSTRUMENT WAS PREPARED SOLEY BASED UPON INFORMATION FURNISHED TO THE PREPARER.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Daniel Merlin	**SAME**	**Tract 1: 01800004600**
1004 Bettie Drive		**Tract 2: 01800004700**
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Jack A. Merlin** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Daniel Merlin**, all right, title and interest in the following described real estate in the State of Tennessee, Davidson County being more particularly described as follows:

TRACT 1:

Land located in Goodlettsville, Tennessee, being Part of Lot No. 5 of the Lands of J. C. Crossway, deceased, recorded in Minute Book N, Page 29, Register's Office for Davidson County, Tennessee, and described according to a survey made by R. L. Montoya Land Surveying Company, dated June 20, 1983, as follows:

BEGINNING at an iron pin in the easterly margin of Hitt Lane, as presently located, being the northeasterly corner of this land; thence with the easterly line of this property and the westerly line of parcel 45, South 25 deg. 09 minutes 14 seconds West 422.83 feet to a fence post; thence South 75 deg. 12' 12" West 14.24 feet to an iron pin, being northeasterly 48 feet, more or less, from the center line of Brick Church Pike; thence along the West line of this tract North 7. deg. 41' 57" West 191.78 feet to an iron pin in the easterly margin of Hitt Lane; thence,.running with said road for the next 3 calls, North 34 deg. 28' 38" East 80.20 feet to a point; thence North 53 deg. 08' 48" East 184.12 feet to a point; thence North 53 deg. 13' 28" East 33.03 feet to the point of beginning, containing 28,314 square feet or 0.65 acre, more or less.

Being the same property conveyed to Jack A. Merlin from Francess Hunnicutt Hopkins Daws by Warranty Deed dated 7/12/83, and recorded in Book 6093, page 531, said Register's Office.

TRACT 2:

A certain tract of land situate in the 10th., formerly the 20th., Civil District of Davidson County, Tennessee, being a part of Lot #3 in the division of lands of James C. Crosswy, deceased, a plan of which is recorded in Minute Book N. page 29, of the Count Court of said County, and also in Book No. 51 at page 503 of the Register's Office of said County and described as follows:

Beginning at a stone in J.N. Peays and- G. W. Peays line and running north 54-1/2 degrees West 74.4 poles to a stake; thence North 47 degrees East 10 poles to a beech stump; thence North 40' degrees East 18.4 poles to an elm; thence North 42-1/2 degrees - East 12.3 poles; thence North 47-1/2 degrees East 21.8 poles to a sugar tree; thence North 31-1/2 degrees East 10.2 poles; thence North 60 degrees East 32 poles; thence North 73 degrees East 19.6 poles to a cedar; thence South 4-1/4 degrees East 36.16 poles to a honey locust; thence South 30 degrees West 123.32 poles to the beginning, containing 47.67 acres, more or less.

Included in the above description but expressly excluded from this conveyance is that certain parcel of land conveyed to C. L. Porter and wife, Alice F. Porter. From William Jordan Enoch and wife, Clara Enoch, Thomas W. Drake and wife, Ellen Enoch Drake, of record in Book 3833, page 778, Register's Office for Davidson County, Tennessee and described as follows:

TRACT 1: A tract of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, beginning at a post in the westerly margin of the Brick Church Pike, said post being 274 feet northwesterly with said margin of said Pike from the center of Hitt Lane, a corner to Richard Fox, and the northeast corner of the property herein described; thence with a fence along said margin of said Pike as follows: North 15 degrees 15‘ West 103 feet; North 11 degrees 40' West 100 feet; North 16 degrees 30' West 100 feet; North 29 degrees 30' West 50 feet; North 42 degrees 40’ West 75 feet; North 56 degrees West 50 feet; North 69 degrees 30' West 100 feet; North 79 degrees 30' West 100 feet to the center of Lumdens branch of Mansker's Creek, a corner to the 0.3 acre tract which is being conveyed by Thomas W. Drake to Porter; thence with said branch and the line of said 0.3 acre tract South 60 degrees West 492 feet to a point, a corner to said 0.3 acre tract in the line of said Drake; thence with the line of said Drake as follows: South 31 degrees 30' West 168.3 feet to a sugar tree; South 47 degrees 30' West 359.7 feet to a point; South 42 degrees 30' West 203 feet to an elm; South 40 degrees West 303. 6 feet to a beech stump; South 47 degrees West 660 feet to a stake; a corner to said Drake in the line of J. W. Peay; thence with the line of said Peay, South 54 degrees 30' East 1,227.6 feet to a stone, a corner to said Peay in the line of aforesaid Fox; thence with the line of said Fox, North 30 degrees 30‘ East 1970 feet to the beginning, containing 45.9 acres, more or less.

Being the same property conveyed to Jack A. Merlin from First American National Bank of Nashville, Trustee under the Will of George Marshall Drake by Quitclaim Deed dated 2/20/86, and recorded in Book 7023, page 661, said Register's office.

This is **unimproved** property known as **0 Brick Church Pike, Goodlettsville, TN 37072**

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

WITNESS our hands this **17TH** day of **DECEMBER, 2018**.

Jack A. Merlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, a Notary Public of said County and State, **Jack A. Merlin**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this **17TH** day of **DECEMBER, 2018**.



NOTARY PUBLIC
My Commission Expires:_____