QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

Subscribed and sworn to me on January 23, 2019.

NOTARY PUBLIC

My Commission Expires: 04-06-2020

Shantara Franklin NOTARY PUBLIC TENNESSEE EXPIRES April 6th, 2020 Wilson County

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson Davidson County
Batch# 187022 DEEDQC
01/23/2019 09:34:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190123-0006488

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Angie Veach 3114 Ivey Point Road Goodlettsville TN 37072	SAME AS NEW OWNER	016 00 0 015.00

KNOW ALL MEN BY THESE PRESENTS that, **Johnathan R. Veach and P. Angie Veach,** hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto, **P. Angie Veach and Vida J. Hoyer,** hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to certain tracts of land in Davidson County, Tennessee described as follows:

Property located at 3114 Ivey Point Road in Goodlettsville, 3rd Councilmanic District of Davidson County, Tennessee. Being shown as part of parcel 15.00 on Davidson County Property Map 16 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw TN. R.L.S. #2395, dated June 21, 2018 and known as Job No. 18070, as follows:

BEGINNING at an existing iron pin in the southerly right-of-way of Ivey Point Road at the Northwest corner of the Johnathan and Angie Veach property (Map 16 Parcel 15) of record in D.B. 20130801-0080390, R.O.D.C., TN. Said pin also being the Northeast corner of the Cheryl R. Strickland property (Map 10 Parcel 79) of record in D.B. 20180423-0037727, R.O.D.C., TN.
Thence, leaving the southerly right-of-way of Ivey Point Road, along the easterly line of Strickland, S 44°06'24" W - 644. 71' to an existing iron pin at the Southeast corner of Strickland and the Northeast corner of the Meera H. Patel property (Map 16 Parcel 266) of record in D.B. 20180420-0037302, R.O.D.C., TN.
Thence, along the easterly line of Patel, S 44°06'19" W - 240.05' to an iron pin set at the TRUE POINT OF BEGINNING.
Thence, from said POINT OF BEGINNING, leaving the line of Patel with a new line severing the Johnathan and Angie Veach property, of which this is a part, for the next 6 calls:
S 42°46'36" E - 266.52' to an iron pin set;
Thence S 47°16'44" W - 150.43' to an iron pin set;
Thence S 73°49'34" W - 223.20' to an iron pin set;
Thence S 12°41'12" W - 336.55' to an iron pin set;
Thence N 88°18'28" W - 610.86' to an iron pin set;
Thence N 06°57'52" E - 135.39' to an iron pin set at the Southwest corner of the Meera H. Patel property, aforementioned.
Thence, along the easterly line of Patel for the next 3 calls:
S 80°41'51" E - 255.65' to an existing iron pin;
Thence N 44°09'10" E - 297.48' to an existing iron pin;
Thence N 44°06'19" E - 506.42' to the POINT OF BEGINNING, containing 5.08 acres.

Included in this conveyance is a 12-foot Ingress-Egress and Public Utility & Drainage Easement extending from the southerly right-of-way of Ivey Point Road, along the westerly line of the Johnathan and Angie Veach property, to the northerly line of the above-described tract, and being more particularly described as follows:

BEGINNING at an existing iron pin in the southerly right-of-way of Ivey Point Road at the Northwest corner of the Johnathan and Angie Veach property (Map 16 Parcel 15) of record in D.B. 20130801-0080390, R.O.D.C., TN. Said pin also being the Northeast corner of the Cheryl R. Strickland property (Map 10 Parcel 79) of record in D.B. 20180423-0037727, R.O.D.C., TN.

Thence, leaving the southerly right-of-way of Ivey Point Road, along the easterly line of Strickland, S 44°06'24" W - 644. 71' to an existing iron pin at the Southeast corner of Strickland and the Northeast corner of the Meera H. Patel property (Map 16 Parcel 266) of record in D.B. 20180420-0037302, R.O.D.C., TN.
Thence, along the easterly line of Patel, S 44°06'19" W- 240.05' to an iron pin set at the Northwest corner of the 5.08 acres tract to which this easement serves. Said easement is 12 feet in width and extends 12 feet southeast of and parallel to the above-described line.

Being a portion of the same property conveyed to Johnathan R. Veach, unmarried, and P. Angie Veach, married, by Special Warranty Deed from The Tennessee Credit Union of record in Instrument No. 20130801-0080390, Register's Office of Davidson County, Tennessee.

This is improved property known as 3114 Ivey Point Road, Goodlettsville, TN 37072.

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

WITNESS my hand on January 23, 2019

Johnathan R. Veach by: P. Angie Veach POA
Johnathan R. Veach
By: P. Angie Veach as attorney-in-fact

P. Angie Veach

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 P. Angie Veach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Johnathan R. Veach, and acknowledged that she executed the same as the free act and deed of the said Johnathan R. Veach for the purposes therein contained, as attorney in fact.

Witness my hand and official seal on January 23, 2019.

My Commission Expires 04-06-2020

Shantara Franklin NOTARY PUBLIC EXPIRES TENNESSEE April 6th, 2020 Wilson County

Shantara Franklin
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

On January 23, 2019, before me personally appeared, P. Angie Veach, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on January 23, 2019.

My Commission Expires: 04-06-2020

Shantara Franklin NOTARY PUBLIC EXPIRES TENNESSEE April 6th, 2020 Wilson County

Shantara Franklin
NOTARY PUBLIC