THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.ASSOCIATES.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Jeff F. Popp and wife, Charlsey Popp 114 N GRAND AVE SHERMAN, TX 75090	same	011-00-0-066 p/o

Karen Johnson Davidson County
Batch# 187471 DEEDQC
01/23/2019 02:51:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190123-0006770

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Milliken.
PLLC.
1164 Nashville Pike
Gallatin, TN 37066

STATE OF TENNESSEE }
COUNTY OF Sumner }

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

Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2019.

Notary Public

My commission expires: 2/22/22

STATE OF TENNESSEE NOTARY PUBLIC HELEN P DEAN SUMNER COUNTY My Commission Expires

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged **Jeff F. Popp**, "Grantor" by these presents, does hereby quitclaim and convey unto **Jeff F. Popp and wife, Charlsey Popp, husband and wife**, "Grantee" his/her/their successors and assigns, all of his/her/their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Property located on the North side of Greer Road in Goodlettsville, 3rd Councilmanic District of Davidson County, Tennessee. Being shown as part of Parcel 66.00 on Davidson County Property Map 11 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw TN. R.L.S. #2395, dated December 3, 2018, Revised on December 12, 2018 and known as Job No. 18-116 as follows:

BEGINNING at an existing iron pin found in the north edge of a gravel access road at the Southeast corner of the herein-described tract. Said pin being the Southwest corner of the Joseph A. Towers IV et ux property (Parcel 158) of record in D.B. 8333, Pg. 569, R.O.D.C., TN., and being in the northerly line of the Jamie L. Underwood property (Parcel 160) of record in D.B. 20040629-0076985, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, leaving the line of Towers and the edge of the gravel access road, along the northerly line of Underwood, N 83°15'50" W – 416.67' to an existing iron pin at the Northwest corner of Underwood. Thence, along the westerly line of Underwood, S 19°24'33" W – 291.52' to an existing iron pin at the Southernmost corner of the herein-described tract and the Easternmost corner of Tract 2, and being the Southwest corner of Underwood and the Northwest corner of the Debra Lynn Mitchell property (Parcel 159) of record in D.B. 20120207-0010787, R.O.D.C., TN. Thence, leaving the line of Mitchell and Underwood, with a new line severing the Jeff Popp property, of which this is a part, and along the line of Tract 1 of this same survey, N 31°58'36" W – 696.91' to an iron pin set in a pile of stone at a corner of the Charles D. Williamson property (Parcel 154) of record in D.B. 20000317-0027374, R.O.D.C., TN. Thence, leaving the line of Tract 1, along the line of Williamson, N 06°11'38" E – 495.00' to an existing iron pin found. Said pin being the Northwest corner of the herein-described tract. Thence, continuing with the line of Williamson, S 82°56'23" E – 909.32' to an existing iron pin found at the Northeast corner of the herein-described tract. Thence, continuing with the line of Williamson, S 7°34'22" W – 138.78' to an existing iron pin found at the Northwest corner of the Joseph A. Towers IV et ux property, aforementioned. Thence, leaving the line of Williamson, along the westerly line of Towers, S 05°25'59" W – 610.60' to the POINT OF BEGINNING, containing 16.04 acres.

Being a portion of the same property conveyed to Jeff F. Popp, married from Federal National Mortgage Association, by Special Warranty Deed dated September 25, 2013, filed of record on October 2, 2013, in Instrument No. 20131002-0103410, in the Register's Office for Davidson County, Tennessee.

Included in this conveyance is an Easement for Ingress, Egress and Regress and Utilities of record in Deed Book 8150, Page 685, Deed Book 8429, Page 468 and Deed Book 8433, Page 379, R.O.D.C., TN. Said Easement extends from Greer Road, along an existing gravel access drive, to the southerly line of the above described tract and being more particularly described as follows:

BEGINNING at a concrete monument in the northeasterly right-of-way of Greer Road at the Southwest corner of the Tommy Cunningham Property of record in Plat Book 6050, Page 394, R.O.D.C., TN. Thence, along the northeasterly right-of-way of Greer Road, N 35°28'59" W – 55.00' to an iron pin; Thence N 40°54'27" E – 380.00' to a point; Thence N 36°13'04" W – 130.26' to a point; Thence N 37°38'52" W – 193.46' to a point; Thence N 29°50'14" E – 185.76' to a point; Thence N 20°31'09" E – 64.93' to a point; Thence N 11°27'23" E – 118.56' to a point; Thence N 44°26'45" E – 67.38' to a point; Thence N 83°41'08" E – 151.69' to a point in the southerly line of the above-described Tract 2. Thence, along the southerly line of said Tract 2, S 83°15'50" E – 184.53' to an existing iron pin at the Southeast corner of Tract 2 and the Southwest corner of the Towers property. Thence N 88°28'42" E - 88.95' to a point; Thence S 54°16'35" W – 92.99' to a point; Thence N 83°15'50" W – 198.23' to a point; Thence S 83°41'08" W – 128.15' to a point; Thence S 44°26'45" W – 34.75' to a point; Thence S 11°27'23" W – 107.71' to a point; Thence S 20°31'09" W – 72.97' to a point; Thence S 29°50'14" W – 156.44' to a point; Thence S 37°38'52" E – 160.68' to a point; Thence S 36°13'04" E – 180.80' to a point; Thence S 41°45'03" W – 431.14' to the POINT OF BEGINNING.

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

This is unimproved property known as: 16.04 +/- acres, Greer Road, Goodlettsville, TN 37072

Witness my hand this 23rd day of January, 2019.

Jeff F. Popp

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 23rd day of January, 2019, before me personally appeared Jeff F. Popp, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal, at office in Gallatin, Tennessee, this 23rd day of January, 2019.

My commission expires: 6/22/21

Notary Public

