THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
With information at the request of
And with information furnished by the
parties hereto and without the benefit
Of a title search of examination of title
GREATER NASHVILLE TITLE & CLOSING COMPANY.
200 Madison Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 189533 DEEDQC
01/30/2019 08:14:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190130-0008664

Address New Owner:
Hezekiah Barge, Jr.
And wife, Dawn M. Barge

7171 Douglas Road

Joelton, TN 37080

Send Tax Statements to:
Same as New Owners

Map and Parcel
Part of
014 00 0 092.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **HEZEKIAH BARGE, JR. AND WIFE, DAWN M. BARGE,** Grantors, by these presents do hereby quitclaim and convey unto **HEZEKIAH BARGE, JR. AND WIFE, DAWN M. BARGE,** Grantees, our successors and assigns, all our right, title, and interest in and to the following described tract of land:

A Tract of land located on Douglas Road in Davidson County, Tennessee being a Portion of the Property described in Instrument No. - 20180423 0037851, of the Register's Office of Davidson County belonging to Dawn M. & Hezekiah Barge, Jr. Being a Portion of Parcel I.D. – 01400009200 of the Property Assessor's Office of Davidson County. All Parcels and Records referenced in the following description are from the Property Assessor and Register of Deeds offices of said county.

Starting at a point 15 ft. from and Perpendicular to centerline and on the west margin of Douglas Road and being the southeast corner of a Permanent Access Easement, leading to Tract herein described. Said point is further located 1845 ft. ± north along Douglas Rd. from the centerline of Clarksville Pike (U.S. 41A). Thence, following the south boundary of said Easement, N 80°05'36" W - 198.86 ft., thence; S 64°51'34" W - 106.66 ft., thence; N 80°02'38" W - 124.97 ft., thence; N 36°49'08" W - 95.26 ft., thence; N 55°42'40" W - 64.66 ft., thence; N 74°05'28" W - 500.85 ft. to an Iron Rod (new), thence; S 07°27'30" W - 15.65 ft. to an Iron Rod (new) set between an old and new fence, in the north line of Parcel I.D. – 01400007100 belonging to Beverly & Tarpley Jones as shown in Instrument - 20150520 0046639 and the **Point of Beginning** of Tract herein described and proceeding;

1) With the north line of Jones and generally along a fence, N 78°42'42" W - 503.29 ft. to an Iron Rod (old) on the west side of a fence intersection and in the east line of Parcel I.D. – 01400001700 belonging to Barbara J. & Harry F. Krantz as shown in Deed Book - 00007036 0000491, thence;
2) With the east line of Krantz and generally along a fence, N 06°30'31" E - 421.34 ft. to an Iron Rod (new) set in fence row, thence;
3) A new line, S 82°19'31" E - 509.15 ft. to an Iron Rod (new), being about 100 ft. west of property line of parent tract, thence;
4) A new line, S 07°27'30" W - 386.78 ft. to an Iron Rod (new) being the north west corner of said Easement, thence;
5) A new line, S 07°27'30" W crossing a gravel drive to this property at about 27 ft. and continuing in all 50.55 ft. to an Iron Rod (new) the southwest corner of said Easement, thence;
6) A new line, S 07°27'30" W - 15.65 ft. to the point of Beginning containing 5.073 Acres, 220,975 Sq. Ft. more or less according to a Survey by Marvin T. Wright, RLS 2094.

Being a part of the same property conveyed to **Hezekiah Barge, Jr. and wife, Dawn M. Barge by Warranty Deed from Duane O. Hanson and Suzanne L. Hanson, husband and wife, dated April 18, 2018 and recorded as Instrument No. 20180423-0037851 in the Register's Office for Davidson County, Tennessee.**

*** **THE PURPOSE OF THIS INSTRUMENT IS TO CREATE A SEPARATE DEED TO THE ABOVE DESCRIBED PROPERTY VESTED IN THE GRANTORS/GRANTEES NAMED HEREIN, SEPARATE AND APART FROM THE REMAINING ACREAGE OWNED BY SAID PARTIES AN DESCRIBED IN THE ABOVE REFERENCED WARRANTY DEED OF RECORD AS INSTRUMENT NUMBER 20180423-0037851, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.** ***

THE ABOVE PROPERTY IS UNIMPROVED AND KNOWN AS 7173 Douglas Road, Joelton, TN 37080.

SAID PROPERTY is conveyed subject to such limitations and encumbrances , if any, as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 29th day of January, 2019.

x _____
Hezekiah Barge, Jr.

x _____
Dawn M. Barge

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Hezekiah Barge, Jr. and wife, Dawn M. Barge,** the bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who have acknowledged that they executed this instrument for the purpose set forth herein.

Witness my hand and official seal at office at Madison, Tennessee, this the 29th day of January, 2019.

My commission expires: 1-5-2021

_____
Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME

THIS THE 29th DAY OF JANUARY, 2019.

_____
Notary Public

My commission expires: 1-5-2021

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY