Karen Johnson Davidson County
Batch# 195181 DEEDQC
02/14/2019 08:56:24 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190214-0013705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0- .

AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550
Email: hmskiplaw@comcast.net

Subscribed and sworn to before me
This 5th day of
February, 2019.

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charles Jason Spain 5446 Lickton Pike Goodlettsville, TN 37072	Charles Jason Spain 5446 Lickton Pike Goodlettsville, TN 37072	02300020200

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that CHARLES R. SPAIN, hereinafter referred to as Grantor, for and in consideration of the sum of one and no/100 dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto CHARLES JASON SPAIN, his heirs, successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

See attached Exhibit "A" for description

BEING the same property conveyed to CHARLES R. SPAIN and CHARLES JASON SPAIN, by deed from ELIZABETH ANN SPAIN of record in Instrument No.: 20150409-0031254 Register's Office for Davidson County, Tennessee.

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 this 5th day of February, 2019.

CHARLES R. SPAIN, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **CHARLES R. SPAIN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 5th day of February, 2019.

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING located in the 10th Civil District, Davidson County, Tennessee, on the west side of Lickton Pike, and being a portion of the property of record in Deed Book 2643, Page 125, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Lickton Pike, same being southeast corner of this tract and the northeast corner of Charles A. Watson (DB 11575, PG 552, RODCT); thence leaving road with line of Charles A. Watson and Lyle W. Cribbs (DB 10734, PG 580 and DB 11580, PG 944, RODCT) North 64 degrees 14 minutes 31 seconds West 822.77 feet to an axle; thence continuing with line of Cribbs North 67 degrees 05 minutes 07 seconds West 247.69 feet to an iron rod; thence with line of Charles Spain (IN 20130104-0001346, RODCT) North 21 degrees 21 minutes 19 seconds East 281.95 feet to an iron rod; thence with line of Tract #2 of the Webb Estate property (2.00 acres as per survey of same date – being conveyed to Sean Huddleston) South 50 degrees 01 minute 19 seconds East 675.14 feet to an iron rod; thence North 63 degrees 57 minutes 24 seconds East 257.74 feet to an iron rod; thence with line of Sean Huddleston (IN 20010719-0076345, RODCT) South 31 degrees 08 minutes 40 seconds East 138.14 feet to an iron rod; thence South 53 degrees 48 minutes 04 seconds East 162.96 feet to an iron rod in the west margin of Lickton Pike; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 07 degrees 05 minutes 24 seconds, a radius of 781.10 feet, a tangent length of 48.39 feet, and a chord of South 27 degrees 01 minute 50 seconds West 96.60 feet; thence along said curve an arc length of 96.66 feet; thence South 23 degrees 29 minutes 08 seconds West 104.08 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated April 3, 2008.

THE following described portion of the above described tract is reserved for right of ingress and egress for benefit of the above described tract and adjoining Tract #2 of the Webb Estate (2.00 acres as per survey of same date – being conveyed to Sean Huddleston): BEGINNING at an iron rod at the southeast corner of Tract #2 of the Webb Estate (2.00 acres as per survey of same date – being conveyed to Sean Huddleston) and in the northern boundary of the above described tract; thence severing the above described tract South 63 degrees 57 minutes 24 seconds West 42.21 feet; thence North 50 degrees 31 minutes 58 seconds West 178.10 feet; thence North 47 degrees 00 minutes 28 seconds West 170.37 feet; thence

Page Two of Spain Description

North 35 degrees 22 minutes 26 seconds West 123.36 feet to a point in the common line of said Tract #2 and the above described tract; thence with the common line of the above described tract and said Tract #2 South 50 degrees 01 minute 19 seconds East 484.73 feet to the point of beginning.