Karen Johnson Davidson County
Batch# 196314 DEEDQC
02/19/2019 11:34:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190219-0014794

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Brendan Glean
AFFIANT

Subscribed and sworn to before me this 24 day of January, 2019.

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 4, 2020

My Commission Expires: 8.4.20

NOTARY PUBLIC

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Brendan Glean 511 Arbor Drive Franklin, TN 37069	NEW OWNER	178-00-0-14.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Brendan Glean and Kelly Glean, husband and wife,** GRANTOR, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Brendan Glean and Kelly Glean, husband and wife, as to a 50% undivided interest, and Lance Pettyjohn, an unmarried man, as to a 50% undivided interest, as tenants in common,** GRANTEE. Said property conveyed herein is described as follows:

A tract of land in the 9th, formerly the 14th District of Davidson County, Tennessee, described according to a survey made by Pete Meyer, Surveyor, May 21, 1946, as follows:

Beginning on the South bank of the South Harpeth River, 756.5 feet West of the common corner of the lands of Mrs. Bettie Allen, Mrs. Allie T. Morton and the W. H. Allison heirs at an iron pin in a rock wall, the Southeast corner of land herein conveyed; thence North 18 degrees West 243.4 feet to an iron pin; thence South 72 degrees West 135 feet to an iron pin; thence South 18 degrees East 230 feet to an iron pin in a stone fence; thence with said fence, North 82 degrees 15' East 135 feet to the point of beginning, running through said described land in an Easterly and Westerly direction is a private road over which property owners have right of ingress and egress, said road crosses said property in an Easterly and Westerly direction and is approximately 88 feet from the Northwest corner and 92 feet from the Northeast corner of said tract.

Being the same property conveyed to Brendan Glean and Kelly Glean, husband and wife, by Warranty Deed from Thomas Alexander Harvey, a married man, of record as Instrument No. 20180703-0064545, Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on July 3, 2018.

Being also known as: **8719 Old Harding Pike Nashville, Tennessee 37221.**

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 24 day of January, 2019.

Brendan Glean

Kelly Glean

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Brendan Glean and Kelly Glean**, with whom I am personally acquainted, (or whose identities were proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 24 day of January, 2019.

Notary Public

My Commission Expires: 8.4.20

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG 4 2020