This instrument prepared by:

Joe R. Johnson, II, Esq.
115 Fifth Ave. West
Springfield, TN 37172

*Based upon information provided by client --
No closing or Title Search performed by Attorney*

Karen Johnson Davidson County
Batch# 209727 DEEDQC
03/25/2019 02:30:23 PM 3 pgs
Fees: $18.00 Taxes: $111.00

20190325-0026858

STATE OF TENNESSE
COUNTY OF ROBERTSON

The actual consideration for this transfer is $30,000.00.

THOMAS CLIFFORD TOWNS, Affiant

Subscribed and sworn to before me this 15th day of March, 2019.

MICHAEL WEBSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

NOTARY PUBLIC

My Commission expires: 7-20-2021

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas Clifford Towns	NEW OWNER	005 00 0 010.00
~~Springfield, TN 37172~~ 1432 Tom Austin Hwy Greenbrier TN 37073		

KNOWN ALL MEN BY THESE PRESENT that DARYL TOWNS, hereinafter referred to as "Grantor," for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these presents hereby quitclaim and convey unto THOMAS CLIFFORD TOWNS, hereinafter referred to as "Grantee", all of my right, title and interest in and to the following described tract or parcel of land situated in Davidson County, State of Tennessee, being described as follows, to wit:

That land located in the 1st Councilmanic District of Davidson County, Tennessee and further being described as being located on Map-Parcel: 005-00-0-010.00, Tax Assessor's Office for Davidson County, Tennessee.

AND BEING "Tract 3" of that same property conveyed to Daryl Towns and Thomas Clifford Towns by FINAL ORDER of the Chancery Court for Davidson County, Tennessee, recorded at Instrument Number 20150407-0030263, Register's Office of Davidson County, Tennessee.

EXCLUSION:
Included in the above-described property but specifically excluded from this transaction is the following property located in the 1st Councilmanic District of Davidson County, TN. And being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 02-01-18, File Number 2-483-2, as follows:

PICK UP
T.A.I.

Beginning at a set iron rod in the east margin of Greenbrier Road and the southwest corner of this tract and having a Tennessee State Plane Coordinate of N:745927.20, E:1715821.04;
Thence with the margin of Greenbrier Road NORTH 17 DEGREES 10 MINUTES 54 SECONDS WEST a distance of 115.24 feet;
Thence with a curve turning to the right with an arc length of 210.72 feet, with a radius of 746.52 feet, with a chord bearing of NORTH 09 DEGREES 05 MINUTES 43 SECOND WEST with a chord length of 210.02 feet;
Thence NORTH 01 DEGREES 00 MINUTES 32 SECONDS WEST a distance of 136.51 feet to an existing iron rod having a Tennessee State Plane Coordinate of N:746381.16, E:1715751.40, and being the southwest corner of Vicky Nolen (Record Book 1703, Page 125);
Thence with said Nolen SOUTH 83 DEGREES 20 MINUTES 33 SECONDS EAST a distance of 503.50 feet to an existing iron rod at a tree with hack marks and being the southwest corner of David Russel (Deed Book 359, Page 557);
Thence with a new line SOUTH 09 DEGREES 12 MINUTES 13 SECONDS EAST a distance of 416.02 feet to a set iron rod;
Thence NORTH 88 DEGREES 15 MINUTES 41 SECONDS WEST a distance of 497.23 feet to a set iron rod which is the point of beginning, having an area of 219978.0 square feet, 5.05 acres

AND BEING that same property conveyed to John Andrew Clark in Instrument Number 20180710-0066557, Register's Office of Davidson County, Tennessee.

This is unimproved property.

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 15th day of March, 2019.

Daryl Towns

DARYL TOWNS, Grantor

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, DARYL TOWNS, with whom I am personally acquainted, and who acknowledge that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at Springfield, Tennessee, this 15th day of March, 2019.

Michael Webster
NOTARY PUBLIC

My Commission Expires: 7-20-2021

MICHAEL WEBSTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON