QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 226553 DEEDQC
05/06/2019 03:17:38 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190506-0042387

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-AVE-19-9606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica Mountain and Joshua White	**New Owner**	
(NAME)	(NAME)	**PART OF 178-00-0-042.00**
9618 Hwy 96		**and all of 178-00-0-043.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA MOUNTAIN AND JOSHUA WHITE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA MOUNTAIN AND JOSHUA WHITE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, described as follows; to-wit:

TRACT NO. 1: Beginning at an iron rod (set) in the easterly margin of State Route Highway 96, said iron rod being the northwest corner of this hereon described tract of land, also being southwest corner of the property conveyed to Harpeth Meadow, LLC as evidenced in DB-20131008-0105832 R.O.D.C., TN; thence, leaving said margin of State Route Highway 96 and running with a common line of the aforementioned Harpeth Meadow, LLC property South 83 deg. 52' 25" East 1,545.36' to an iron rod (set) in the northerly line of tract 2 and being the easterly corner for this hereon described tract 1 both tracts being the property conveyed to Community Bank & Trust of record in TR-20161007-0106515 R.O.D.C.,TN; thence, with a line common to tract 1 and tract 2 South 77deg. 47' 31" West 1,507.10' to an iron rod (set) in the easterly margin of said State Route Highway 96; thence, with said margin with a curve to the right having a delta of 06 deg. 05' 00", a radius of 2,191.83' , a tangent of 116.47' , an arc length of 232.71' , a chord bearing of North 08 deg. 56' 31" West, and a chord length of 232.60' to an iron rod; thence, continuing with said margin for the next three calls North 15 deg. 57' 46" West 133.93' to an iron rod (found); thence, North 03°14' 45" West 49.84' to an iron rod (found); thence North 06° 15' 50" East 76.20' to the Point-Of-Beginning containing 371,714 S.F., or 8.533 Acres more or less, according to a survey by W.T. Smith, of W.T. Smith, Land Surveying, 1004 Hickory Hill Lane, Hermitage, TN 37076 dated 2017.
Being the same property conveyed to Jessica Marie Mountain, a Single Woman by Warranty deed from Community Bank & Trust of record in Instrument No. 20170601-0054446 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on June 1, 2017. Said property having since been conveyed to Jessica Marie Mountain and Joshua James White, wife and husband by Quitclaim Deed from Jessica M. Mountain of record in Instrument No. 20171207-0124750, Register's Office for Davidson County, Tennessee.

Tract 2:

Commencing at an iron rod (set) in the Easterly margin of State Route Highway 96, said iron rod being the Southwest corner of this hereon described tract of land, being the property conveyed to Randy G. Jr. and Samantha Howington as evidenced in Instrument No. 20170418-0037753 Register's Office of Davidson County, TN. and also being South 66 degrees 49 minutes 52 seconds West 4.98' from an iron rod (found) being the Northwest corner of the property conveyed to Chad Michael and Jeffri Lyn Wright property as evidenced in Instrument No. 20110623-0048245 Register's Office of Davidson County, TN.; thence with the Easterly R.O.W. margin of said Highway 96 with a curve to the right having a delta angle of 03 degrees 42 minutes 39 seconds, a radius of 2,216.83', a tangent length of 71.81', an arc length of 143.57', a chord bearing of North 20 degrees 41 minutes 19 seconds West, and a chord distance of 143.55' to an iron rod (found); thence, continuing with said margin North 08 degrees 59 minutes 53 seconds West 194.92' to an Highway Monument (found); thence, continuing with said highway margin with a curve to the right having a delta angle of 01 degrees 48 minutes 14 seconds, a radius of 2,191.83', a tangent length of 34.50', an arc length of 69.00' a chord bearing of North 12 degrees 53 minutes 07 seconds West, and a chord distance of 69.00' to an iron rod (set), said rod being the Northwest corner of this hereon described and the Southwest corner of Jessica Marie Mountain and Joshua James White property as evidenced in Instrument No. 20171207-0124750 Register's Office of Davidson County, TN.; thence, departing said highway margin and running with a common line of Howington, Mountain-White properties North 77 degrees 47 minutes 31 seconds East 1,103.98' to an iron (set), said rod being the new Northeasterly corner of said Howington property and the actual Point-of-Beginning for this hereon described tract; thence, continuing along the original common line with said Howington, Mountain-White properties North 77 degrees 47 minutes 31 seconds East 403.12' to a point, said point being witnessed by an existing iron rod located North 67 degrees 12 minutes 31 seconds East 0.54' therefrom, thence, departing from said Harpeth Meadow, LLC property and running with a line common to the Jefri Lyn Wright property as evidenced in Instrument No. 20180801-0074784 Register's Office of Davidson County, TN., South 67 degrees 12 minutes 27 seconds West 629.73' to an iron rod (set), said rod being the new Southeasterly corner of the property conveyed to Randy G. Jr. and Samantha Howington as evidenced in Instrument No. 20170418-0037753 Register's Office of Davidson County, TN.; thence, with a new East line of said Howington property North 20 degrees 07 minutes 45 seconds West 339.55' to the Point-Of-Beginning containing 78,568 S.F., or 1.803 Acres, more or less.

Being a portion of the same property conveyed to Randy G. Howington, Jr., and Samantha Howington, husband and wife by Warranty Deed from Community Bank and Trust of record in Instrument No. 20170418-0037753, Register's Office for Davidson County, Tennessee, dated April 11, 2017 and recorded on April 18, 2017.

Being the same property conveyed to Jessica Marie Mountain and Joshua James White, wife and husband by Warranty Deed from Randy G. Howington, Jr and Samantha Howington, husband and wife of record in Instrument No 20190506-0042386, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Buyer's signature is set forth below as of this 2 DAY OF MAY, 2019.

Jessica Marie Mountain

Joshua James White

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA MARIE MOUNTAIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA JAMES WHITE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021