This Instrument prepared by JOHN M. DRAKE

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that JOHN DRAKE on this the 15th day of May, 2019, for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto WONDER P. DRAKE all right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being a tract of land located in the 14th Civil District of Davidson County, Tennessee, on the East side of Clarksville Pike and being Tract No. 8 on a survey made by H & H Land Surveying, Inc., Michael V. Holmes, RLS #213, dated September 5, 1993, and more particularly described as follows: Beginning at a railroad spike in a 24" maple tree, said point being the Southeast corner of Lot No. 1 of the Formosa Subdivision, Section 2, recorded in Plat Book 5800, page 303, R.O.D.C., TN; said spike being 248.75 feet East of the intersection of Eaton's Creek Road and Clarksville Pike (Highway 112); thence leaving Eaton's Creek Road North 3° 45' 46" East, 367.30 feet to an iron pin set; thence South 90° 00' 00" East, 637.70 feet to an iron pin set in the West right of way of Eaton's Creek Road; thence South 2° 42' 22" West 296.53 feet to an iron pin set; thence with a curve to the right (having a central angle of 89° 21' 54", a radius of 94.726 feet) 147.75 feet to an iron pin set in the North right of way of Eaton's Creek Road; thence North 87° 55' 44" East 550.12 feet to the point of beginning, containing 240.582 square feet or 5.52 acres, more or less.

Being the same property conveyed to JOHN DRAKE and WONDER P. DRAKE, HUSBAND AND WIFE, by Warranty Deed from DAVID E. SWETT, of record in ~~Record Book __ Page __~~, Register's Office for DAVIDSON County, Tennessee. Instrument # 20041013-0123157 JMD

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 15th day of May, 2019.

John M. Drake

Karen Johnson Davidson County
Batch# 230983 DEEDQC
05/16/2019 11:21:05 AM 1 pg
Fees: $12.00 Taxes: $0.00

20190516-0046267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared John M Drake with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 15th day of May, 2019.

Derrick G Wallace
Notary Public

My commission expires:

July 6, 2020

Map 021, Parcel 171.00

DERRICK WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Send tax bill to and new owner:
Wonder P. Drake
6015 Earons Creek Rd
Joelton, TN 37080

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00 John M. Drake, Affiant
Subscribed and sworn before me this the
16 Day of May, 2019.
Linda Bass, Deputy Register