QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 234265 DEEDQC
05/24/2019 08:12:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190524-0049147

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John D. Witherspoon JR (NAME)	Same (NAME)	
6729 River Road (ADDRESS)	(ADDRESS)	101-00-0-194.00
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

JOHN D. WITHERSPOON SR ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

JOHN D. WITHERSPOON JR ("GRANTEE")

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:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP I 0 I, ASSESSOR'S OFFICE, IN DAVIDSON COUNTY, NASHVILLE TENNESSEE, BOUNDED IN GENERAL BY RIVER ROAD ON THE WEST, CHARLES F. LANGLEY ON THE NORTH; NAN B. DUGGER ON THE EAST AND JEFFREY WAYNE PATTON ON THE SOUTH, BEING TRACT I OF THE M.D. HOLMES SUBDIVISION (UNRECORDED), SURVEYED BY S.H. HUTCHINSON AND DATED 03-09-55 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE EAST MARGIN OF RIVER ROAD (25' FROM THE CENTER) IN CHARLES F. LANGLEY'S SOUTH LINE (REF. DEED BOOK 1344, PAGE 43 R.O.D.C.) LOCATED S 18 DEG 06' 54" W 287.44 FEET FROM THE CENTERLINE INTERSECTION OF GOWER ROAD AND RIVER ROAD; THENCE LEAVING RIVER ROAD AND WITH LANGLEY'S SOUTH LINE S 59 DEG. 20' 32" E. 218.37 FEET TO A 64" HACKBERRY IN NAN B. DUGGER'S WEST FENCE LINE (REF. DEED BOOK 7012, PAGE 312 R.O.D.C.): THENCE LEAVING LANGLEY AND WITH DUGGER'S WEST LINES 02 DEG. 34' 04" W. 92.00 FEET TO AN IRON PIN SET, THE NORTHEAST COMER TO M.D. HOLMES SUBDIVISION (UNRECORDED) TRACT 2 AS SURVEYED BY S.H. HUTCHINSON DATED 03-09-55; THENCE LEAVING DUGGER AND WITH TRACT 2'S NORTH LINE N. 63 DEG. 55' 56" W 249.08 FEET TO AN IRON PIN SET ON A JOINT DRIVE ON THE EAST MARGIN OF RIVER ROAD; THENCE LEAVING TRACT 2 AND WITH THE MARGIN OF RIVER ROAD N. 23 DEG. 06' 17" E. I 01.98 FEET TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE RLS #14447111-B SWEETGUM ROAD SW, FAIRVIEW TN, DATED MARCH 31, 1999.

BEING THE SAME PROPERTY CONVEYED TO JOHN D. WITHERSPOON SR, BY SPECIAL WARRANTY DEED FROM HOUSEHOLD FINANCIAL CENTER, INC, OF RECORD IN INSTRUMENT NUMBER 20050616-0069185, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **6729 River Road, Nashville, TN 37209**

Witness our hands this the 23 day of May, 2019.

JOHN D. WITHERSPOON SR

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN D. WITHERSPOON SR**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of May, 2019.

Notary Public
My Commission Expires: 03/07/2023

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023