Karen Johnson Davidson County
Batch# 242576 DEEDQC
06/12/2019 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190612-0056578

PREPARED BY:
SIDWELL, BARRETT
121 First Avenue South
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

Kristie Martin
AFFIANT

Subscribed and sworn to before me
this 12th day of June, 2019.

NOTARY PUBLIC
My Commission Expires: May 9 2023

ADDRESS OF NEW OWNERS:
Debar Land Company, LLC
130 Belle Forest Circle
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

Map/Parcel: 128-00-0-200.00

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, Kristie Martin, hereby conveys all of their undivided right, title and interest to the hereinafter described property to Debar Land Company, LLC, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being a portion of the land conveyed to Dalamar Homes, LLC by Warranty Deed of record in Instrument 20150603-0051629, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and is more particularly described as follows:
Beginning at an iron rod set by Ragan Smith, said rod being the northwesterly corner of Lot 14 of Section One, Dunaway Woods, of record in Plat Book 5200, Page 132, R.O.D.C., TN; thence leaving said Lot and with the line of K. Thomas Sidwell, of record in Instrument Number 20170323-0028462, R.O.D.C., TN for the following 2 calls, North 47 degrees, 33 minutes, 55 seconds West, a distance of 164.37 feet to an iron rod set; thence North 08 degrees, 37 minutes, 33 seconds West, a distance of 264.67 feet to an iron rod set; thence along a new partition line, North 48 degrees, 08 minutes, 08 seconds East, a distance of 530.70 feet to an iron rod set, said rod being in the line of the P.U.D. Boundary & Subdivision Plat of Pine Forest, of record in Plat Book 9700, Page 476, R.O.D.C.,TN; thence with said subdivision, South 21 degrees, 45 minutes, 41 seconds East, a distance of 418.52 feet to an iron rod set, said rod being the northern most corer of Lot 10 of the aforementioned Section One, Dunaway Woods; thence with Dunaway Woods, South 48 degrees, 59 minutes, 09 seconds West, a distance of 399.79 feet to a concrete monument; thence South 49 degrees, 12 minutes, 22 seconds West, a distance of 115.87 feet the point of beginning having an area of 217,800.1 square feet or 5.00 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on April 19, 2017 and is based on survey work conducted by Dale and Associates in the fall 2015.

Being the same property conveyed to Kristie Martin by Quit Claim Deed dated 06/21/2017 from Dalamar Homes, LLC, a Tennessee limited liability company of record in Instrument 201706220062848, Register's Office for Davidson County, Tennessee.

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

File: 01288-39976dd

IN WITNESS WHEREOF, this document was executed this 12th day of June, 2019.

Kristie Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Kristie Martin, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 12th day of June, 2019

Notary Public Erika Root
My Commission Expires: May 7, 2023



File: 01288-39976dd

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

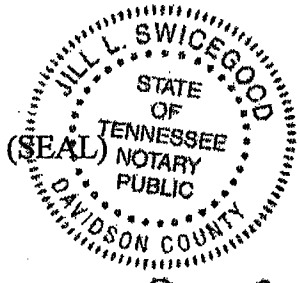
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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