Karen Johnson Davidson County
Batch# 262133 DEEDQC
07/25/2019 09:52:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190725-0073054

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) John B. Galbreath	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 1608 Union Hill Road	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Goodlettsville, TN 37072	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Patricia S. Galbreath,** Grantor, does hereby quitclaim and convey unto **John B. Galbreath**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

PARCEL I

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OR PARCEL OF LAND LYING IN THE 10TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING FURTHER EVIDENCED AS PARCEL - 141 ON TAX MAP - 17, TAX ASSESSOR'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY R.L. MONTOYA LAND SURVEYING, INC., R.L.S. NO. 697, DATED AUGUST 9, 2000, AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE SOUTHERLY MARGIN OF LICKTON PIKE, SAID POINT BEING THE NORTHWEST MOST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE NORTHEAST MOST CORNER OF A PARCEL BELONGING TO WILLIAM EATON JR., AS EVIDENCE IN DEED BOOK 10632, PAGE 405, REGISTER'S OFFICE OF DAVIDSON COUNTY; THENCE ALONG SAID MARGIN, NORTH 66 DEGREES 00 MINUTES 00 SECONDS EAST, 245.09 FEET; TO AN IRON ROD (NEW); THENCE, CONTINUING ALONG SAID MARGIN, NORTH 65 DEGREES 20 MINUTES 31 SECONDS EAST, 372.05 FEET, TO AN IRON ROD (NEW); THENCE, CONTINUING ALONG SAID MARGIN, AROUND A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,201.78 FEET, AN ARC LENGTH OF 34.83 FEET, TO AN IRON ROD (NEW), SAID POINT BEING THE NORTHEAST MOST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE NORTHWEST MOST CORNER OF A PARCEL BELONGING TO ETOILE BELLER, AS EVIDENCE IN DEED BOOK 4887, PAGE 227, REGISTER'S OFFICE OF DAVIDSON COUNTY; THENCE, LEAVING SAID MARGIN, SOUTH 19 DEGREES 06 MINUTES 33 SECONDS EAST, 230.79 FEET, TO AN IRON ROD (NEW), SAID POINT BEING THE SOUTHWEST MOST CORNER OF THE PREVIOUSLY MENTIONED BELLER PROPERTY, THE SOUTHEAST MOST CORNER OF THE HEREIN DESCRIBED PROPERTY, AND ALSO FALLING IN A GRAVEL DRIVE; THENCE, ALONG THE APPROXIMATE CENTER OF THE GRAVEL DRIVE, SOUTH 74 DEGREES 57 MINUTES 06 SECONDS WEST, 99.86 FEET, TO AN IRON ROD ' (NEW); THENCE, CONTINUING ALONG SAID DRIVE, SOUTH 62 DEGREES 27 MINUTES 06 SECONDS WEST, 549.38 FEET, TO AN IRON ROD (NEW), SAID POINT BEING THE SOUTHWEST MOST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE SOUTHEAST MOST CORNER OF THE PREVIOUSLY MENTIONED PARCEL BELONGING TO WILLIAM EATON JR.; THENCE, LEAVING SAID DRIVE, NORTH 20 DEGREES 32 MINUTES 05 SECONDS WEST, 243.53 FEET. TO THE POINT OF BEGINNING. CONTAINING 146.679.262 SQUARE FEET, AND/OR 3.367 ACRES MORE OR LESS.

Being the same property conveyed to John B. Galbreath and wife, Patricia S. Galbreath by deed from Matthew J. Beller, by and through William B. Geiger, Attorney in Fact, dated April 29, 2005 of record in Instrument No. 20050502-0048700, Register's Office for Davidson County, Tennessee.

PARCEL 2

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LYING IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF THE PROPERTY CONVEYED TO EUGENE R. GALBREATH AND WIFE, BETTY T. GALBREATH BY DEED OF RECORD IN

DEED BOOK 3575, PAGE 281, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SHOWN ON TAX MAP# 17, AND BEING A PORTION OF PARCEL #142. .

BEGINNING ON AN IRON PIN (OLD) IN THE CENTER OF OLD LICKTON PIKE, SAID BEING THE MOST NORTHWESTERN CORNER OF GALBREATH (DB #6109, PAGE 715) AND THE MOST NORTHEASTERN CORNER OF THEREIN DESCRIBED TRACT;

THENCE WITH THE LINE OF GALBREATH (DB 6109, PAGE 715) FOR THE NEXT SIX(6) CALLS: S 25 DEGREES 11 MINUTES 00 SECONDS E, 130.00 FEET TO AN IRON PIN (NEW); THENCE N 73 DEGREES 48 MINUTES 10 SECONDS E, 200.00 FEET TO AN IRON PIN (OLD); THENCE S 88 DEGREES 44 MINUTES 34 SECONDS E 199.19FEET TO AN IRON PIN(OLD); THENCE S 68 DEGREES 17 MINUTES 17 SECONDS E, 140.24 FEET TO AN IRON PIN (OLD); THENCE S 72 DEGREES 51 MINUTES 43 SECONDS E, 142.64 FEET TO AN IRON PIN (OLD); THENCE S 21 DEGREES 39 MINUTES 27 SECONDS E 187.39 FEET TO AN IRON PIN (OLD), SAID BEING THE SOUTHEAST OF HEREIN DESCRIBED TRACT; THENCE LEAVING THE LINE OF GALBREATH S 77 DEGREES 33 MINUTES 41 SECONDS W 630.45 FEET TO AN IRON PIN (NEW), SAID PIN BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE N 25 DEGREES 11 MINUTES 00 SECONDS W 505.00 FEET TO A POINT IN THE CENTERLINE OF OLD LICKTON PIKE, SAID POINT BEING THE NORTHWESTERN MOST CORNER OF HEREIN DESCRIBED TRACT; THENCE WITH THE CENTER OF OLD LICKTON PIKE N 74 DEGREES 49 MINUTES 00 SECONDS E 50.00 TO THE POINT OF BEGINNING, CONTAINING 5.002 ACRES, MORE OR LESS, AND DESCRIBED ACCORDING TO A SURVEY BY BATES'LAND SURVEYING, 8152 JACKMAN ROAD, JOELTON, TN 37080, JASON A. BATES ,SURVEYOR, RLS #2197, DATED FEBRUARY 10,2003.

Being the same property conveyed to John B. Galbreath and wife, Patricia S. Galbreath by deed from Matthew J. Beller, by and through William B. Geiger, Attorney in Fact, dated April 29, 2005 of record in Instrument No. 20050502-0048701, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is ~~$30,000.00~~ $0.00

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

Affiant

My commission expires: 3/21/22
(Affix Seal)

MICHAEL T. MOSER
Notary Public
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

Witness my hand this 12th day of July, 2019.

Patricia S. Galbreath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 2019, before me personally appeared Patricia S. Galbreath, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 12th day of July, 2019.

Notary Public

My Commission Expires: 3/21/22

MICHAEL T. MOSER
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY