QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00

Galyn Dalton / Aleesa Dalton
Affiant

This deed was prepared based solely upon information supplied by the Grantors, and without the benefit of a title search.

Subscribed and sworn to me on June 20th, 2019.

NOTARY PUBLIC
My Commission Expires: 9/06/2022

BERNIE DEVELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Galyn and Aleesa Dalton 7776 Old Charlotte Pike Nashville, TN 37209	SAME AS NEW OWNER	Formerly Map 113 Parcel 17.00

KNOW ALL MEN BY THESE PRESENTS that Galyn Dalton and wife, Aleesa Dalton, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Galyn Dalton and wife, Aleesa Dalton, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

See Exhibit A

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

The purpose of this instrument is to separate into a separate Tax Map and Parcel number the property described herein.

WITNESS our hands on June 20th, 2019.

Galyn Dalton

Aleesa Dalton

Karen Johnson Davidson County
Batch# 265198 DEEDQC
08/01/2019 11:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190801-0076049

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Galyn Dalton and Aleesa Dalton who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of June, 2019.

Notary Public

My Commission Expires: 9/06/2022

(SEAL)

BERNIE DEVELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GALYN DALTON

ALESSA DALTON

5.00 ACRES

TRACT 1

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 113, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. LYING OFF OF OLD CHARLOTTE PIKE, BOUNDED IN GENERAL BY MELISSA K. COLLINS AND JUDITH-WOLF BEHOF ON THE SOUTH; WILLIAM P. JOHNSON IV ON THE WEST; NIOKA JONES ON THE NORTH; GALYN DALTON'S 5.00 ACRE TRACT 2 AND REMAINDER ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET (N 651904.06 E 1685721.91), THE NORTHWEST CORNER OF JUDITH-WOLF BEHOF (REF. INSTRUMENT #20121004 PAGE 0091235 R.O.D.C.- PROPERTY MAP 113 PARCEL 18) IN THE EAST LINE OF WILLIAM P. JOHNSON IV (REF. INSTRUMENT# 20150327 PAGE 0026698 R.O.D.C.- PROPERTY MAP 113 PARCEL 97); THENCE WITH JOHNSON'S EAST LINE N14°50'45"E 780.23' TO A 36" OAK AT A FENCE CORNER IN THE SOUTH LINE OF NIOKA JONES (REF. INSTRUMENT# 20160224 PAGE 0017572 R.O.D.C.- PROPERTY MAP 114 PARCEL 3); THENCE WITH JONES' SOUTH LINE S57°59'48"E 267.23' TO AN IRON PIN SET, THE NORTHWEST CORNER OF GALYN DALTON'S 5.00 ACRE TRACT 2; THENCE WITH SAID TRACT 2'S WEST LINES S13°32'47"W 157.41' TO AN IRON PIN SET; THENCE S24°07'29"W 324.46' TO AN IRON PIN SET; THENCE S31°29'53"E 285.42' TO AN IRON PIN SET; THENCE S70°13'19"E 89.29' TO AN IRON PIN SET IN GALYN DALTON 2.90 ACRE TRACT'S WEST LINE; THENCE WITH SAID 2.90 ACRE TRACT S42°45'32"W 21.68' TO AN IRON PIN SET; THENCE S47°14'28"E 46.75' TO AN IRON PIN SET ON THE SOUTH SIDE OF A GRAVEL DRIVE; THENCE S77°12'55"E 61.85' TO AN IRON PIN SET; THENCE S69°14'23"E 52.23' TO AN IRON PIN SET; THENCE S20°45'37"W 41.70' TO AN IRON PIN SET IN THE NORTH LINE OF MELISSA K. COLLINS (REF. INSTRUMENT# 20150306 PAGE 0019534 R.O.D.C.- PROPERTY MAP 113 PARCEL 19); THENCE WITH COLLINS AND THE AFOREMENTIONED JUDITH-WOLF BEHOF'S SOUTH LINE N69°14'23"W 646.12' TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, AND BEING A PORTION OF GALYN DALTON AND ALESSA DALTON'S PROPERTY AS RECORDED IN INSTRUMENT#20060303 PAGE 0024773, REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED MAY 04, 2018; REVISED JULY 12, 2019.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

INGRESS-EGRESS & UTILITY EASEMENT

IN FAVOR OF AND SUBJECT TO THE ABOVE TRACT IS A 25' NON-EXCLUSIVE INGRESS-EGRESS EASEMENT RUNNING FROM OLD CHARLOTTE PIKE THROUGH GALYN DALTON'S 2.90 ACRE TRACT TO THE EAST LINE OF THE ABOVE TRACT; THENCE THROUGH THE ABOVE TRACT TO THE SOUTH LINE OF GALYN DALTON'S TRACT 2 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF OLD CHARLOTTE PIKE (25' FROM THE CENTER), BEING LOCATED S73°31'12"W 75.00' FROM THE SOUTHEAST CORNER OF GALYN DALTON (REF. INSTRUMENT# 20060303 PAGE 0024773 R.O.D.C.- PROPERTY MAP 113 PARCEL 17); THENCE IN FAVOR OF THE ABOVE TRACT WITH THE CENTER OF A 25' NON-EXCLUSIVE INGRESS-EGRESS EASEMENT N12°24'16"W 90.03' TO A POINT; THENCE N03°49'12"E 95.05' TO A POINT; THENCE N15°31'00"W 78.99' TO A POINT; THENCE N18°01'25"W 30.85' TO A POINT; THENCE N28°18'21"W 45.65' TO A POINT; THENCE N61°14'12"W 30.45' TO A POINT; THENCE N43°36'14"W 132.65' TO A POINT; THENCE WITH THE CENTER OF A 25' INGRESS-EGRESS AND UTILITY EASEMENT N69°14'23"W 52.15' TO A

POINT IN THE EAST LINE OF THE ABOVE TRACT; THENCE SUBJECT TO THE ABOVE TRACT IS A 25' INGRESS-EGRESS AND UTILITY EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

THENCE N69°14'23"W 75.17' TO A POINT; THENCE N61°24'54"W 167.84' TO A POINT; THENCE N21°22'07"W 25.35' TO A POINT; THENCE N33°59'08"E 26.85' TO THE WEST LINE OF GALYN DALTON'S 5.00 ACRE TRACT 2.

SEPTIC EASEMENT

IN FAVOR OF THE ABOVE TRACT IS A SEPTIC EASEMENT WITH RIGHTS OF ACCESS FOR MAINTENANCE AND REPAIR LOCATED WITHIN GALYN DALTON'S 5.00 TRACT 2, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET (N 651904.06 E 1685721.91), THE NORTHWEST CORNER OF JUDITH-WOLF BEHOF (REF. INSTRUMENT #20121004 PAGE 0091235 R.O.D.C.- PROPERTY MAP 113 PARCEL 18) IN THE EAST LINE OF WILLIAM P. JOHNSON IV (REF. INSTRUMENT# 20150327 PAGE 0026698 R.O.D.C.- PROPERTY MAP 113 PARCEL 97); THENCE WITH JOHNSON'S EAST LINE N14°50'45"E 780.23' TO A 36" OAK AT A FENCE CORNER IN THE SOUTH LINE OF NIOKA JONES (REF. INSTRUMENT# 20160224 PAGE 0017572 R.O.D.C.- PROPERTY MAP 114 PARCEL 3); THENCE WITH JONES' SOUTH LINE S58°59'48"E 267.23' TO AN IRON PIN SET, THE NORTHWEST CORNER OF GALYN DALTON'S 5.00 ACRE TRACT 2; THENCE WITH SAID TRACT 2'S WEST LINES S13°32'47"W 157.41' TO AN IRON PIN SET; THENCE S24°07'29"W 324.46' TO AN IRON PIN SET, THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED SEPTIC EASEMENT:

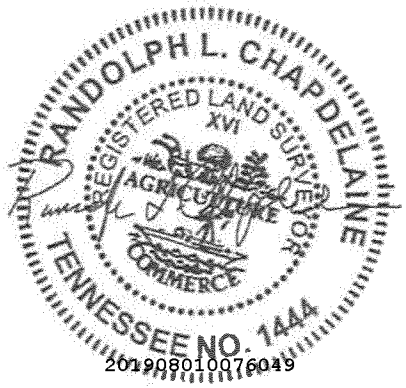
THENCE WITH THE ABOVE TRACT'S EAST LINE N24°07'29"E 118.62' TO A POINT; THENCE LEAVING THE ABOVE TRACT'S EAST LINE S66°35'34"E 118.98' TO A POINT; THENCE S25°21'13"W 120.40' TO A POINT; THENCE N65°44'59"W 116.39' TO THE TRUE POINT OF BEGINNING.

WATERLINE EASEMENT

IN FAVOR OF AND SUBJECT TO THE ABOVE TRACT IS THE CENTER OF A 15' NON-EXCLUSIVE WATER LINE EASEMENT RUNNING FROM OLD CHARLOTTE PIKE TO AND THROUGH THE ABOVE 25' INGRESS-EGRESS EASEMENT, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF OLD CHARLOTTE PIKE, LOCATED N73°31'12"E 7.60' FROM AN EXISTING IRON PIN, THE SOUTHEAST CORNER OF CASEY L. FORSYTHE PROPERTY (REF. INSTRUMENT # 20070606 PAGE 0067528 R.O.D.C. – PROPERTY 113 PARCEL 78); THENCE WITH THE CENTER OF SAID WATERLINE EASEMENT N07°15'47"W 380.01' TO A POINT; THENCE N06°24'30"W 99.56' TO A POINT IN THE CENTER OF THE ABOVE 25' INGRESS-EGRESS AND UTILITY EASEMENT; THENCE CONTINUING WITH THE CENTER OF SAID 25' INGRESS-EGRESS AND UTILITY EASEMENT N69°14'23"W 52.15' TO A POINT IN THE EAST LINE OF THE ABOVE TRACT; THENCE RUNNING THROUGH AND SUBJECT TO THE ABOVE TRACT N69°14'23"W 75.17' TO A POINT; THENCE N61°24'54"W 167.84' TO A POINT; THENCE N21°22'07"W 25.35' TO A POINT; THENCE N33°59'08"E 26.85' TO THE WEST LINE OF GALYN DALTON'S 5.00 ACRE TRACT 2.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO GALYN DALTON AND ALESSA DALTON FROM EDWARD H. KNOX AND WIFE, NANCY C. KNOX BY WARRANTY DEED DATED FEBRUARY 20, 2006 AND RECORDED MARCH 03, 2006 IN INSTRUMENT #20060303, PAGE 0024773, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.



Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201908010076049