Karen Johnson Davidson County
Batch# 289480 DEEDQC
09/23/2019 10:20:11 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190923-0096270

QUITCLAIM DEED

FROM: MELISSA DALE COBLE

TO: GEORGE WILLIAM COBLE, III

This instrument Was Prepared by:
Gregory D. Smith, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
7620 Old Charlotte Pike Nashville, TN 37209	SAME	11400001000 11400001200

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **George William Coble, III vs. Melissa Dale Coble, Civil Action No. 18D-559, Fourth Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Affiant

Sworn to and subscribed before me, this the 20 day of September, 2019.

STEPHANIE BROWN McCARTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires DEC. 7, 2020

Notary Public

My Commission Expires: 12-7-20

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **George William Coble, III v. Melissa Dale Coble, Civil Action No. 18D-559 in the Fourth Circuit Court for Davidson County, Tennessee.** Accordingly, **Melissa Dale Coble** does hereby quitclaim unto the said **George William Coble, III**, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:

Being a tract of land on the northerly margin of Old Charlotte Pike approximately one-half mile west of Gower Road, said land is bound on the east by Mikos and Wooten, on the north by Wooten, on the west by Barnes, and more particularly described as follows:

Beginning at an iron rod old in the northerly margin of Old Charlotte Pike, the southwest corner of Paul Mikos (Book 10934, page 936 R.O.D.C.) and the southeast corner of this tract; thence with the margin of said road and a curve to the right having a radius of 428.06 feet and a length of 82.287 feet, a chord bearing and distance of S 87 deg. 28 min. 25 sec. W 82.15 feet to a point of tangent; thence continuing with said road, N 87 deg. 01 min. 23 sec. W 54.59 feet to an iron rod new, the southeast corner of Ronnie Barnes (Book 8535, page 667 R.O.D.C.) and the southwest corner of this tract; thence with the east line of Barnes, N 05 deg. 58 min. 09 sec. W 276.84 feet to an iron rod new, the northeast corner of Barnes and the south line of Alton Fisk (Book 4918, page 890 R.O.D.C.); thence with the south line of Fisk, S 81 deg. 26 min. 02 sec. E 56.80 feet to an iron rod old, a common corner with Fisk and James Wooten (Book 9186, page 143 R.O.D.C.); thence with the south line of Wooten, S 82 deg. 15 min. 00 sec. E 130.20 feet to the northeast corner of this tract; thence with the west line of Wooten, S 03 deg. 35 min. 09 sec. W 140.51 feet to an iron rod old, a common corner with Wooten and Mikos; thence with the west line of Mikos, S 05 deg. 48 min. 41 min. W 108.86 feet to the point of beginning, containing 0.98 acres, more or less, according to a survey by Kenneth W. Morton, R.L.S. #623, dated 6/2/01.

TRACT NO. 2:

Being a tract of land north of Old Charlotte Pike approximately one-half mile west of Gower Road, and bounded on the south by Slay, Craft and Barnes, on the west by Spence and Wentzel, on the north by Sullivan, on the east by Fuller and Mabry, and more particularly described as follows:

Beginning at an iron rod old, said point located S 81 deg. 26 min. 02 sec. E 56.80 feet from the northeast corner of Ronnie Barnes (Book 8335, page 667 R.O.D.C.); thence with an

old fence line in general, and the north lines of Ronnie Barnes, Troy Slay (Book 11163, page 342, R.O.D.C.) and Leslie Craft (Book 5192, page 619 R.O.D.C.), N 81 deg. 26 min. 02 sec. W 908.50 feet to an iron rod new, near a fence intersection, the northwest corner of Craft and the northeast corner of Ronnie Barnes (Book 7343, page 463 R.O.D.C.); thence with Barnes, N 67 deg. 21 min. 52 sec. W 108.41 feet to an iron rod old, a common corner with Barnes and Edith Spence (Book 9594, page 365 R.O.D.C.) and the southwest corner of this tract; thence with the east line of Spence and Thomas Wetzel (Book 9628 page 513 and Book 10881, page 181, R.O.D.C.) and the remains of an old meandering fence line the following eight calls:
N 08 deg. 39 min. 44 sec. E 298.38 feet to an iron rod old; N 08 deg. 39 min. 28 sec. E 246.27 feet to an iron rod old; N 07 deg. 40 min. 29 sec. E 400.94 feet to an iron rod old at 6" red oak stump; N 08 deg. 34 min. 52 sec. E 214.55 feet to an iron rod old; N 07 deg. 59 min. 18 sec. E 401.91 feet to an iron rod old at a 4" Hickory; N 09 deg. 17 min. 07 sec. E 361.99 feet to an iron rod old on the south side above a hollow; N 07 deg. 58 min. 49 sec. E 486.97 feet to an iron rod old with a 15" blazed hickory pointer on top of a ridge; N 10 deg. 09 min. 57 sec. E 387.84 feet to an iron rod old at a 40" blazed beech, a common corner with W.F. Sullivan (Book 2345, page 251 R.O.D.C.), Ronald Fuller (Book 11578, page 937 R.O.D.C.) and the most northerly corner of this tract; thence with the westerly line of Fuller, Kenneth Mabry (Book 5809, page 986 R.O.D.C.) and James Wooten (Book 9186, page 143 R.O.D.C.) the following two calls:
S 11 deg. 17 min. 12 sec. E 2847.07 feet to an iron rod old, the southwest corner of Mabry; thence S 08 deg. 36 min. 05 sec. E 154.97 feet to the point of beginning and containing 33.41 acres, more or less, according to a survey by Kenneth W. Morton, R.L.S. #623, dated 6/2/01.

BEING the same property conveyed to Melissa Dale Coble, a married woman, by Warranty Deed from Gay Landreth, aka Glenda Gay Landreth and husband, Jeff Landreth, aka Jeffrey A. Landreth, dated June 16, 2008, and recorded at Instrument No. 20080620-0063887, said Register's Office.

The above description is the same as in the previous deed of record.

This is unimproved property known as 7604 Old Charlotte Pike and 0 Old Charlotte Pike, Nashville, TN 37209.

Witness my hand this 17 day of September, 2019.

Melissa Dale Coble

MELISSA DALE COBLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jessica Stanford, a Notary Public of said County and State, MELISSA DALE COBLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of September, 2019.

Jessica Stanford
Notary Public

My Commission Expires: 1-19-2021

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
OBION COUNTY
MY COMMISSION EXPIRES 1-19-2021