ADDRESS NEW OWNER AS:
Alexander B. & Madeline Gardner
5770 Craft Road
Joelton, TN 37080

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main St.
Springfield, Tennessee 37172

SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 290969 DEEDQC
09/25/2019 02:23:30 PM 4 pgs
Fees: $23.00 Taxes: $333.00
20190925-0097536

NO TITLE EXAM, NO CLOSING
Prepared Solely From Information Supplied by the Parties

Map & Parcel 029 00 0 372.00

QUITCLAIM DEED

THIS QUITCLAIM DEED made this the 21 day of September 2019, between **ROBERT FULLER** and wife, **FREDA FULLER**, referred to herein as Parties of the First Part, and **ALEXANDER B. GARDNER** and **MADELINE GARDNER**, husband and wife, Parties of the Second Part.

WITNESSETH:

That the said Parties of the First Part for and in consideration of the sum of ONE DOLLAR ($1.00), in hand paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, does hereby bargain, sell, and QUITCLAIM unto the said Parties of the Second Part, survivor and assigns, all of their right, title and interest in and to the below described property, said property being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 14th, formerly 24th Civil District of Davidson County, Tennessee being located south of Grays Point Road on the west side of the extension of Craft Road, located in the northwestern portion of said Davidson County, described as follows: Commencing at an found concrete monument at the northeast corner of lands of Thomas T. Baggott, III recorded in Book 6676, Page 671, in the Register's Office of Davidson County, Tennessee R.O.D.C., Tennessee and being shown as Parcel 240, on Tax Map 29. Thence, with the northern boundary of said lands of Baggott North 84 degrees 31 minutes 44 seconds West 348.25 feet to a point at the northwest corner of said lands of Baggott and being the eastern Right of Way of Craft Road; thence, with the Southern R.O.W. of

said Craft Road, being the northern margin of a 50 foot Ingress, Egress and Utility Easement North 75 degrees 38 minutes 07 seconds West 50.21 feet to a point on the western R.O.W. of said Craft Road and being the True and Actual Point of Beginning; Thence, leaving said R.O.W. Margin and along the western margin of said 50 foot Ingress, Egress and Utility Easement being the Southern boundary of herein described Tract 2 along a curve to the right of haying a Delta Angle of 2 degrees 20 minutes 18 seconds a Radius of 1170.92 feet, Tangent of 23.90 and a chord bearing and distance of South 6 degrees 01 minutes 25 seconds West 47.78 feet to a point; thence, South 5 degrees 54 minutes 13 seconds West 90.34 feet to a curve to the right; Thence, along said curve having a Delta Angle of 3 degrees 17 minutes 00 seconds, a Radius of 1079.65 feet, Tenant of 30.94 feet and a chord Bearing and Distance of South 7 degrees 32 minutes 50 seconds West 61.86 feet to a point; Thence, leaving said easement North 83 degrees 30 minutes 54 seconds West 472.40 feet to a point; Thence, North 8 degrees 38 minutes 50 seconds East 97.74 feet to a point; Thence, North 83 degrees 43 minutes 03 seconds West 1205.67 feet to the western boundary of J. Derick Stevens as of record in Book 7403, Page 414 in R.O.D.C.; Thence , along said western boundary North 6 degrees 27 minutes 56 seconds East 100 feet to a point on the southern boundary of Charlotte C. Palmer as of record in Book 3346, Page 54 in RO.D.C; point of Beginning. Containing 5.001 acres or 217,824.76 square feet to a found iron rod, being the southwest corner of Carol Marrie Palmer as of record in Book 43419, Page 538 R.O.D.C.; Thence, along said southern boundary and others South 83 degrees 23 minutes 59 seconds East 1089.09 feet to a point; Thence, South 83 degrees 43 minutes 17 seconds West 183.29 feet to a found iron rod, being the southeast corner of William & Kathleen House as of record Book 6519, Page 820 R.O.D.C; also the being the southwest comer of Patrician Chapman estes as of record in Book 7617, Page 156, R.O.D.C.; Thence-along the southern boundary of said Estes South 83 degrees 46 minutes 53 seconds West 144.53 feet to found iron rod, being the southwest corner of Forrest Jell Burton as of record in Book 5221, Page 393, R.O.D.C.; Thence, along the southern boundary of said Burton South 83 degrees 46 minutes 53 seconds east 117.41 feet to the Point of Beginning.

Being that same property conveyed to Robert Fuller and wife, Freda Fuller, of record as Instrument No. 20150630-0062945, Register's Office for Davidson County, Tennessee.

The legal description used herein is the same as the previous deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set hand and seal the day and year first above written.

ROBERT FULLER

FREDA FULLER

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Fuller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 20th day of September, 2019.

NOTARY PUBLIC

My Commission Expires: 7-5-2021

ROBERT H GETTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Freda Fuller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 21st day of September, 2019.

NOTARY PUBLIC

My Commission Expires: 7-5-2021

ROBERT H GETTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is $57,000.

AFFIANT

SUBSCRIBED and SWORN to before me, this the 23rd day of September, 2019.

NOTARY PUBLIC/Register

My Commission Expires: 10-26-2020

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, 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.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)