Karen Johnson Davidson County
Batch# 302024 DEEDQC
10/17/2019 09:21:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191017-0106381

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **JOI CARMICHAEL** ("Grantor"), a single woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **JOI D. CARMICHAEL**, (Grantee), a single woman, all of her rights, title, and interests in the following described real property, to wit:

Being the following described property situated in the First (1st) Council District of Davidson County, Tennessee, being that property conveyed to Joi Carmichael as of record in Instrument 20180809-0078601 in the Register's Office of Davidson County, Tennessee, said property being more particularly described as follows:

Beginning at 5/8-inch rebar set in the south right-of-way of Dry Fork Road, being located South 80 degrees 35 minutes 28 seconds West a distance of 275.54 feet from the intersection of Dry Fork Road and Clarksville Pike, being a corner of Jeffery George (Instr. 00010620-0000467) and the westernmost corner of the property described herein; thence leaving George and running with said right-of-way for two (2) calls as follows: South 66 degrees 48 minutes 30 seconds East for a distance of 87.32 feet to a point, South 71 degrees 37 minutes 17 seconds East for a distance of 30.69 feet to a point in a curve to the left (Radius = 136.15 feet, Length = 125.09 feet); thence running with said right-of-way and curve a chord bearing of North 79 degrees 22 minutes 39 seconds East for a chord distance of 120.74 feet to a point; thence continuing with said right-of-way North 52 degrees 36 minutes 38 seconds East for a distance of 45.89 feet to a point in the south right-of-way of Clarksville Pike, being located South 10 degrees 36 minutes 43 seconds West a distance of 39.67 feet from the intersection of Dry Fork Road and Clarksville Pike, being the northernmost corner of the property described herein; thence leaving Dry Fork Road and running with the south right-of-way of Clarksville Pike South 51 degrees 18 minutes 54 seconds East for a distance of 413.85 feet to a 5/8-inch rebar set, being the northwest corner of Jeffery George (Instr. 20091113-0104698) and the easternmost corner of the property described herein; thence leaving Clarksville Pike and running with the west line of George South 12 degrees 31 minutes 29 seconds West for a distance of 22.46 feet to a 5/8-inch rebar set, being the northeast corner of Jeffery George (Instr. 00010620-0000467) and the southeast corner of the property described herein; thence running with the north line of George and generally along Dry Fork Creek for two (2) calls as follows: North 69 degrees 27 minutes 04 seconds West for a distance of 565.68 feet to a 5/8-inch rebar set, North 34 degrees 54 minutes 13 seconds West for a distance of 92.65 feet to the point of beginning and containing **1.11 Acres**, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on August 30, 2019. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

This survey was completed on October 10, 2019, by Ronald G. Taylor, PLS, Tennessee License Number 2123.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Final Decree Confirming Sale of record at Instrument Number **20180809-0078601** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 17th day of **October, 2019.**

JOI CARMICHAEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, JOI CARMICHAEL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **October, 2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/6/2020

LYNTASHA P. SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2020

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 24 day of **October, 2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/6/2020

PROPERTY ADDRESS:	0 Clarksville Pike, Nashville, TN 37218
TAX PARCEL NO.:	048 00 0 228.00
PROPERTY OWNER:	Joi D. Carmichael
OWNER'S ADDRESS:	4100 Pineorchard Pl, Antioch, TN 37013
MAIL TAX BILLS TO:	**owner at owners address**

LYNTASHA P. SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2020