Karen Johnson Davidson County
Batch# 308059 DEEDQC
10/30/2019 08:27:37 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191030-0111133

THIS INSTRUMENT PREPARED BY: **MORGAN & AKINS, PLLC** **2000 Richard Jones Road** **Suite 260** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $0.00 Affiant Subscribed and sworn to before me this 25th day of October, 2019. Notary Public My Commission Expires: March 3, 2020

NATALIE Y. PARVAR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires March 03, 2020

QUITCLAIM DEED

No title search was preformed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer.

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven K. Hanks	New Owner	Map & Parcel
Kathleen L. Gould		016-00-0 225.00
2504 West Linden Avenue		016-00-0 226.00
Nashville, TN 37212		023-00-0 182.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), cash in hand, paid by the hereinafter names Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven K. Hanks** and **Kathleen L. Gould** (hereinafter referred to as the "Grantor") has bargained and sold, and by these presents do hereby transfer and convey unto **Steven K. Hanks** and **Kathleen L. Gould**, husband and wife, hereinafter called Grantee(s), his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See Exhibit A

With said conveyance(s) being subject to the taxes for the current year and subsequent years, any and all existing restrictions, encumbrances, and easements and/or restrictions and/or plan(s) of record in the Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The purpose of this deed is to combine Tract 1 and Tract 2 into a single tax parcel, as appropriate.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO TITLE EXAMINATION WAS MADE NOR REQUESTED.

Signature Page(s):

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of October, 2019.

Steven K. Hanks

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Steven K. Hanks,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of October 2019.

Natalie Y. Parivar
Notary Public

NATALIE Y. PARIVAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires March 03, 2020

My Commission Expires: March 3, 2020

Kathleen L. Gould

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kathleen L. Gould,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of October, 2019.

Natalie Y. Parivar
Notary Public

NATALIE Y. PARIVAR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires March 03, 2020

My Commission Expires: March 3, 2020

EXHIBIT A

Tract 1:

Beginning at an iron rod in the northerly right of way of Clayclick Road, said point being 8,690 feet northwest of Lickton Pike, and being the south east corner of the Johnny Tyra property as described in Deed Book 7604, page 191, Register's Office for Davidson County, Tennessee, thence with his east line, North 48 degrees 34 minutes 16 seconds East, 1926.44 feet to an iron rod in the east line of the Steven K. Hanks and Kathleen Gould property as described in Deed Book 10886, page 783, said Register's Office, the true point of beginning.

Thence continuing with that same line, North 48 degrees 34 minutes 16 seconds East, 1413.50 feet to an iron rod found, the original northwest corner of the Lonnie Siebe property as described in Deed Book 20051018-0125660, thence with his north line, South 46 degrees 02 minutes 48 seconds East, 167.04 feet to an iron set, thence South 34 degrees 57 minutes 58 seconds East, 280.50 feet to an iron rod set. Thence with a new line, South 46 degrees 20 minutes 47 seconds West, 381.50 feet to an iron rod set. Thence South 84 degrees 01 minutes 36 seconds West, 595.06 feet to an iron rod set. Thence South 60 degrees 48 minutes 35 seconds West, 541.76 feet to the point of beginning and containing 8.05 acres more or less.

Being the same property conveyed to Steven K. Hanks and Kathleen L. Gould by deed from Lonnie Siebe and Meghan K. Siebe, Trustees of Siebe Living Trust, of record in Instrument Number 20060424-0046495, Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Lonnie Siebe and wife, Meghan Siebe and Ralph L. Siebe and wife, Brenda K. Siebe by Warranty Deed from Barbara Luster Waller and Ronald B. Luster, Sr. of record at Instrument No. 20051018-0125660, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Lonnie Siebe Trustee and Meghan K. Siebe Trustee of the Siebe Living Trust by Quitclaim Deed of record at Instrument No. 20060106-0002060, said Register's Office.

This is unimproved property located on Claylick Road in Whites Creek, Tennessee

Tract 2:

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 11 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows: BEGINNING at an existing iron pipe, the most southeast corner of this tract, and being a corner to Tract 10 this survey, a corner to F. W. Gray and D.B. Luster; thence with the line of said Luster S. 44 deg. 50 min. 25 sec. W. 980.62 feet to an iron pin set in the line of said Luster, and being a corner to Tract 12 this survey; thence with the line of said Tract 12, N. 45 deg. 09 min. 35 sec. W. 400.00 feet to an iron pin set; thence continuing with the line of said Tract 12, N. 8 deg. 17 min. 43 sec. E. 1881.43 feet to a large poplar tree in the margin of a 50 foot right-of-way access easement; thence, with the margin of said easement for the next three calls as follows: S. 84 deg. 33 min. 34 sec. E. 39.04 feet, S. 42 deg. 33 min. 48 sec. E. 57.78 feet, and S. 20 deg. 41 min. 56 sec. E. 284.08 feet to an iron pin set in the margin of said access easement, corner to said Tract 10; thence with the line of said Tract 10, S. 18 deg. 39 min. 20 sec. W. 130.45 feet to an iron pin set,

corner to said Tract 10; thence continuing with the line of said Tract 10 S. 29 deg. 14 min. 32 sec. E. 1160.79 feet to the beginning, containing 23.41 acres, more or less.

Being the same property conveyed to Steven K. Hanks and Kathleen Gould by deed from Philip L. Henderson and wife Mary Ann Henderson, of record in Book 8357, page 199, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Philip L. Henderson and wife, Mary Ann Henderson by deed from Robert E. Newlin, a single man, of record in Book 7604, page 180, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 7475, page 937 and Book 7582, page 713, said Register's Office.

This is improved property commonly known as 2575 Crocker Springs Road in Goodlettsville, Tennessee.