Karen Johnson Davidson County
Batch# 321274 DEEDQC
11/27/2019 10:10:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191127-0122777

This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW19575
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **David Lee McDonald,** do hereby bargain, sell, release, remise, quitclaim and convey unto **David Lee McDonald and Kathy Ann McDonald, husband and wife,** all my rights, title and interest in and to the following described real estate, to-wit:

PROPERTY ADDRESS: 5296 Ashland City Highway, Nashville, Tennessee 37218

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

A tract of land in the Second Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 09/19/18 Project Number 97-007 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

BEGINNING at an iron pin set at an existing fence corner post at the northeasterly corner of Joe Haney, et ux of record in Deed Book 7688, Page 396 R.O.D.C. TN, said point also being a corner with David McDonald of record in Instrument Number 20160620-0062427 R.O.D.C. TN and proceeding, 1) With a new line N 59deg16'22" E 113.00 feet to a point; thence, 2) N 00deg15'58" W 96.17 feet to a point; thence, 3) N 48deg54'14" E 163.92 feet to a point; thence, 4) S 82deg29'34" E 118.06 feet to a point; thence, 5) S 54deg44'35" E 181.39 feet to a point; thence, 6) N 66deg09'20" E 197.93 feet to a point; thence, 7) S 27deg37'56" E 107.09 feet to a point on the northerly boundary of DSS Distributing, Inc. of record in Instrument Number 20180912-¬0090666 R.O.D.C. TN; thence, 8) With the northerly boundary of DSS Distributing, Inc. S 62deg22'04" W 408.11 feet to an existing iron pin; thence, 9) S 16deg46'27" E 393.34 feet to an existing iron pin on the northerly boundary of Mattie Hudgens of record in Instrument Number 20111227-0101107 R.O.D.C. TN; thence, 10) With said northerly boundary of Mattie Hudgens S 67deg04'56" W 100.62 feet to an existing iron pin at the northeasterly corner of John Nall, et ux of record in Deed Book 4994, Page 962 R.O.D.C. TN; thence, 11) With the northerly boundary of John Nall S 66deg15'45" W 199.52 feet to an existing iron pin on the easterly boundary of Joe Haney, et ux of record in Deed Book 7688, Page 396 R.O.D.C. TN; thence, 12) With the easterly boundary of Joe Haney N 19deg01'24" W 590.85 feet to the point of beginning. Containing 279,362 square feet or 6.41 acres more or less.

BEING PART OF the same property conveyed to David Lee McDonald, by Quitclaim Deed from Charles A. McDonald and Beverly Fay Canale, dated 6/8/2016 and recorded 6/20/2016 in Instrument No. 20160620-0062427, in the Register's Office of Davidson County, Tennessee.

PRIOR OWNER CHAIN OF TITLE:
BEING a part of the same property previously conveyed to Charles D. McDonald and wife, Mildred Louise McDonald, by deed from Jessie McDonald Mullins, Fay McDonald Gray and C. D. McDonald of record in Book 3762, Page 498, said Register's Office.

And, BEING a part of the same property previously conveyed to C. D. McDonald and wife, Mildred Louise McDonald, by deed from R. D. McDonald and wife, Hautie M. McDonald, and First Federal Savings and Loan Association of Nashville, of record in Book 1583, Page 511, said Register's Office.
The above described property having been devised to David Lee McDonald, Charles A. McDonald and Beverly Fay Canale by the Last Will and Testament of Mildred L. McDonald of record as Probate Docket Number 07P758, Seventh Circuit Court of Davidson County, Tennessee. Charles D. McDonald predeceased Mildred Louise McDonald and she acquired the entire fee as the surviving tenant by the entirety.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 19th day of November, 2019.

David Lee McDonald

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of November, 2019, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Lee McDonald,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Cheryl M Rodgers
Notary Public

12-22-19
My Commission Expires:

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Kimberly Beard
Affiant

Subscribed and sworn to before me this 19th day of November, 2019.

Notary Public

My Commission Expires: 10-11-2021

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

Tax/Map ID & Parcel
P/O 067-00-0-009.00

New Owners:
David Lee McDonald
Kathy Ann McDonald
5296 Ashland City Hwy.
Nashville, TN 37218

Send Tax Bills to :
SAME / NEW OWNER