Karen Johnson Davidson County
Batch# 327416 DEEDQC
12/10/2019 10:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191210-0127243

QUIT CLAIM DEED

Return to:

SPENCER PHILIP GRAHAM
AND EHRICA JULIA GRAHA
3780 BEAR HOLLOW ROAD
JOELTON TN 37080
FILE NO. ASV-1790831

STATE OF Rhode Island
COUNTY OF Newport
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 14 day of November, 2019.

KATHERINE SKUBA MY COMM. EXPIRES NOTARY PUBLIC 12/04/2020 STATE OF RHODE ISLAND

Notary Public

(AFFIX SEAL) MY COMMISON EXPIRES: 12/4/2020

THIS INSTRUMENT WAS DRAFTED BY
BC LAW FIRM, P.A., 10 SE CENTRAL PKWY, STE 325, STUART, FL 34994

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SPENCER PHILIP GRAHAM AND EHRICA JULIA GRAHAM	SPENCER PHILIP GRAHAM AND EHRICA JULIA GRAHAM	021-00-0-325.00
3780 BEAR HOLLOW ROAD JOELTON, TN 37080	3780 BEAR HOLLOW ROAD JOELTON, TN 37080	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SPENCER PHILIP GRAHAM AND EHRICA GRAHAM, ALSO KNOWN AS EHRICA JULIA GRAHAM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **SPENCER PHILIP GRAHAM AND EHRICA JULIA GRAHAM, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS BEING THE SAME PROPERTY CONVEYED TO SPENCER PHILIP GRAHAM AND EHRICA GRAHAM, HUSBAND AND WIFE FROM ROBERT A. MADDELEIN AND AMANDA MADDELEIN, HUSBAND AND WIFE IN A DEED DATED MARCH 29, 2019 AND RECORDED APRIL 2, 2019, AS INSTRUMENT NO. 20190402-0029934.

Property known as, 3780 BEAR HOLLOW ROAD, JOELTON, TN 37080

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

Witness my hand this 25 day of 10, 2019.

SPENCER PHILIP GRAHAM

EHRICA GRAHAM
A/K/A EHRICA JULIA GRAHAM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, CLINTON BRYANT of the state and county mentioned, personally appeared **SPENCER PHILIP GRAHAM AND EHRICA GRAHAM, A/K/A EHRICA JULIA GRAHAM,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

Clinton Bryant
Notary Public
Printed Name: CLINTON BRYANT
My Commission Expires: 03-08-21

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF JOELTON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF BEAR HOLLOW ROAD, AND WITH LONNIE BAXTER'S EAST LINE (DB 636, PG 65), NORTH 2° 44' 57" EAST 1312.10 FEET TO A 36" BLACK OAK IN CORA SHULL COOPER'S SOUTH LINE (DB 4482 PG 198). THENCE, THROUGH COOPER'S SOUTHEAST CORNER, THENCE WITH LONNIE BAXTER'S SOUTH LINE, SOUTH 87° 29' 40" EAST 869.8 FEET TO AN IRON PIN (NEW) (DB 636 PG 65). THIS POINT IS A COMMON CORNER WITH WILLIAM PRESLEY (DB 7595 PG 481). THENCE, WITH PRESLEY'S WEST LINE, A TOTAL OF NINE CALLS; SOUTH 30 50' 04" EAST 291.70 FEET, SOUTH 16° 55' 58" WEST 151.50 FEET,SOUTH 47° 24' 26" WEST 147.00 FEET, SOUTH 72° 16' 48" WEST 75.4 FEET, SOUTH 44° 15' 50" WEST 87.6 FEET, SOUTH 57° 24'46" WEST 73.5 FEET, SOUTH 430 31' 36" WEST 76.0 FEET, SOUTH 28° 53'16" WEST 283.4 FEET AND SOUTH 13° 23' 58" WEST 143.0 FEET TO A POINT IN THE CENTER OF BEAR HOLLOW ROAD. THENCE, WITH THE CENTERLINE, ON AN ARC WITH A DELTA OF 40° 12'02", A RADIUS OF 149.10 FEET, A CHORD OF 102.50 FEET AND A CHORD BEARING OF SOUTH 81° 57' 18" WEST. THENCE CONTINUING ON THE CENTERLINE, SOUTH 64° 54' 59" WEST 97.3 FEET THENCE, ON AN ARC WITH A DELTA OF 15° 48' 24", A RADIUS OF 811.90 FEET, AN ARC OF 224.0 FEET, A CHORD OF 223.30 FEET AND A CHORD BEARING OF SOUTH 59° 21' 35" WEST TO THE POINT OF BEGINNING, CONTAINING 18.11 ACRES MORE OR LESS ACCORDING TO A SURVEY BY JOHN FRANKLIN RLS 1700, DATED NOVEMBER 18, 1995.

True Copy Certification

I, Joannie F. Perez, 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 Rhode Island

County of Newport

Personally appeared before me, Katherine Skuba [Name of Notary], a notary public for this county and state, I Joannie Perez who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/4/2020
Notary' Seal (if on paper)

KATHERINE SKUBA
MY COMM. EXPIRES
NOTARY
PUBLIC
12/04/2020
STATE OF RHODE ISLAND