QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 345749 DEEDQC
01/21/2020 11:56:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200121-0007191

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Clemmons and Wife Vonnesezetta	**Same**	
(NAME)	(NAME)	
4214 Hermitage Rd		07500001100 And a portion of 07500001200
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BRIAN CLEMMONS, MARRIED AND FREDRICK E. CLEMMONS, MARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

BRIAN CLEMMONS AND WIFE, VONNESEZETTA CLEMMONS ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

"SEE EXHIBIT A"

BEING THE SAME PROPERTY CONVEYED TO **BRIAN M. CLEMMONS**, BY QUITCLAIM DEED FROM **FREDRICK E. CLEMMONS, AND EUNICE N. CLEMMONS, CO-TRUSTEES OF THE CLEMMONS FAMILY TRUST, DATED SEPTEMBER 24, 2001**, OF RECORD IN INSTRUMENT NUMBER **20100405-0025077**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING A PORTION OF THE SAME PROPERTY CONVEYED TO **FREDRICK E. CLEMMONS**, BY QUITCLAIM DEED FROM **FREDRICK E. CLEMMONS, AND EUNICE N. CLEMMONS, CO-TRUSTEES OF THE CLEMMONS FAMILY TRUST, DATED SEPTEMBER 24, 2001**, OF RECORD IN INSTRUMENT NUMBER **20130520-0050312,** REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE PURPOSE OF THIS INSTRUMENT IS TO ESTABLISH THE CORRECT LEGAL DESCRIPTION AND LOT LINES FOR THE AFOREMENTIONED TRACT OF LAND.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **4214 Hermitage Rd, Old Hickory, TN 37138**

Witness our hands this the 10th day of December, 2019.

Brian Clemmons
Brian Clemmons

Fredrick E. Clemmons
Fredrick E. Clemmons

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian Clemmons**, the within named 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, this the 10th day of December, 2019.

Mary Frances Rudy
Notary Public
My Commission Expires: 1-3-22

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fredrick E. Clemmons**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of December, 2019.

Mary Frances Rudy
Notary Public
My Commission Expires: 1-3-22

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

"Exhibit A"

Wright & Associates
Land Surveyors
1329 Hwy. 12 N. - Ashland City, Tn. 37015
Wk.-615-238-4123 - Hm.- 615-792-4291

PROPERTY DESCRIPTION
Vonnesezetta & Brian Clemmons
July 24, 2019

A Tract of land located on the west side of Hermitage Road in Old Hickory - Davidson County, Tennessee being the Remaining portion of the Property as described in Instrument No. - 20100405 0025077 of the Register's Office and also shown as Parcel I.D. – 07500001100 of the Property Assessor's Office. This "Remaining", is the portion on the east side of Tennessee Central Railroad. All Parcels and Records referenced in the following description are from the Property Assessor and Register of Deeds offices of said county.

Beginning at an Iron Rod (new) 25 ft. from and Perpendicular to centerline on the west margin of Hermitage Road said Iron Rod is located 728 ft. ± south along said margin from the centerline of Hills Lane and said Iron Rod is the southeast corner of Parcel I.D. – 07500001000 belonging to Judy Ann Sharp, James E. Simpson, J.T Simpson as shown in Instrument No. - 00009004 0000848 and proceeding;

1) With the west margin of Hermitage Road, S 04°38'42" W - 121.07 ft. to an Iron Rod (new), this corner by agreement of owners, being the northeast corner of Parcel I.D. – 07500001200 belonging to Fredrick E. Clemmons as shown in Instrument No. - 20130520 0050312, thence;
2) A new line and Fredrick E. Clemmons north line, N 85°55'43" W - 278.95 ft. to an Iron Pipe (old) on the east Right-of-Way of Tennessee Central Railroad, being 37 ft. from and perpendicular to centerline of Tracks, thence;
3) With said east Right-of-Way, N 12°39'23" W - 136.72 ft. to an Iron Pipe (old) and being the southwest corner of said Parcel I.D. - 07500001000, thence;
4) With the south line of said Simpson's and Sharp, S 84°09'35" E - 319.67 ft. to the point of Beginning containing 0.863 Acres (37,610 Sq. Ft.) more or less according to a Survey by Marvin T. Wright, RLS 2094.