PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey · *Percy Wilkins, Jr. (1933-2017)*

Karen Johnson Davidson County
Batch# 348338 DEEDWARR
01/24/2020 01:06:20 PM 2 pgs
Fees: $13.00 Taxes: $3,133.90
20200124-0008905

W & I Ref: (DM) Title No.: 60852
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen L. Quarles 4501 Granny White Pike Nashville, TN 37204	Stephen L. Quarles 4501 Granny White Pike Nashville TN 37204

TAX MAP PARCEL NUMBERS: 131080000700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$847,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janis Ian and Patricia Louise Snyder**, a married couple, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen L. Quarles, a married man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being northerly part of Lot No. 10, northeasterly corner of Lot No. 15 and that part of an alley lying between said lots, Map of Belmont Park Subdivision of record in Book 421, pages 118 and 119, Register's Office for Davidson County, Tennessee.

Beginning at a point in the center line of the intersection of Glendale Lane, formerly Lone Oak Road or Drive and Granny White Pike, being the northeast corner of Lot No. 10; thence with the center line of Glendale Lane, formerly Lone Oak Road or Drive south 77 degrees west 330 feet to a point opposite a post 20 feet westerly of the common corner of Lots No. 10 and 15; thence leaving the said Glendale Lane, formerly Lone Oak Road or Drive South 16 degrees east 200 feet to a point in the fence line; thence with said fence line North 76 3/4 degrees east 264 feet to the center line of the Granny White Pike; thence with the margin of same northerly 54 feet 6 inches, to a point, the beginning of a curve, thence northwesterly with the center line of said Pike 155 feet to the point of beginning, containing 1.36 acres.

Included in the above description, but excluded therefrom, as that portion of the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 11213, page 360, described as follows:

RIGHT-OF-WAY
Land lying in the 33rd Civil District Nashville Davidson County, Tennessee and being more particularly described as follows: Beginning at a point on the existing westerly R.O.W. of Granny White Pike, being in the northeasterly corner of the Snyder property thence; the point being on a curve, having a radius of 1,176.02 feet and a central angle of 5° 42' 05.53" ; thence along the arc of said curve a distance of 117.03 feet, said arc subtended by a chord bearing S 6° 25' 10.15" W, a distance of 116.98 feet, thence S 9° 18' 39.57" W 64.30 feet, thence S 81° 43' 36.15" W 3.57 feet, thence N 8° 24' 33.77" E 18.98 feet, thence N 80° 34' 12.36" W 10.20 feet, thence N 11° 02' 15.26" E 31.09 feet, thence S 77° 47' 58.23" E 8.79 feet, thence N 8° 24' 33.77" E 18.86 feet, thence N 7° 45' 13.21" E 65.09 feet, thence the point being on a curve, having a radius of 40.00 feet and a central angle of 92° 35' 46.63", thence along the arc of said curve a distance of 64.64 feet, said arc subtended by a chord bearing N 46° 32' 53.91" W, a distance of 57.84 feet, thence N 80° 45' 19.77" E 50.86 feet, to the point of beginning; containing 2,361 square feet, more or less.

Being part of the same property conveyed to Janis Ian by Warranty Deed from Jeffrey S. Brock and spouse Joan Del Brock dated March 28, 1991 and recorded on March 29, 1991 of record in Book 8319, page 530, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 18, 1995, recorded August 15, 1995 of record in Book 9763, page 479, said Register's Office, subject property was conveyed to Patricia Louise Snyder, Trustee of

the Revenge Trust. The said Patricia Louise Snyder, Trustee of the Revenge Trust u/a/d July 17, 1995, conveyed subject property to Janis Ian; by Quitclaim Deed, dated February 17, 2012, recorded February 17, 2012, of record in Instrument No. 20120217-0014286, said Register's Office. Subject property was further conveyed to Janis Ian and Patricia Louise Snyder, as joint tenants with rights of survivorship of record in Instrument No. 20120611-0051051, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, pages 118 and 119, said Register's Office. Permanent Easement for Electric Service Anchor as set forth in the deed of record in Book 11213, page 360, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4014, page 760, said Register's Office. Subject to the right of way of Granny White Pike and Glendale Lane, across so much of the premises as may lie therein.

This is improved property, known as 4501 Granny White Pike, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21 day of January, 2020.

Janis Ian

Patricia Louise Snyder

State of FLORIDA

County of MANATEE

On this 21st day of January, 2020, before me the undersigned authority, personally appeared Janis Ian and Patricia Louise Snyder, 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 acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 5-26-22

BEN A. COOPER
MY COMMISSION # GG 215417
EXPIRES: May 26, 2022
Bonded Thru Notary Public Underwriters

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $847,000.00.

Affiant

Sworn and subscribed before me this 23rd day of January, 2020

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022