Karen Johnson Davidson County
Batch# 350973 DEEDQC
01/30/2020 04:01:40 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200130-0011329

THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite A203 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Amy B Riddick Affiant Subscribed and sworn to before me, this 28th day of January, 2020. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2022

QUITCLAIM DEED
(FOR PURPOSE OF CONSOLIDATION)

Address New Owner: John Alston Riddick and Amy B. Riddick 4412 Shepard Place Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Map/Parcel No.: 130 07 0 006 00 and Part of: 130 07 0 007 00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John Alston Riddick and Amy B. Riddick, husband and wife** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **John Alston Riddick and Amy B. Riddick, husband and wife**, their heirs and assigns, all of their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

This is improved property located at: 4412 Shepard Place, Nashville, Tennessee 37205.

Grantor covenants that they are lawfully seized and possess said real estate in fee simple, have a good right to convey it, and that the same may be encumbered with mortgage liens, restrictions and easements currently of record. However, this conveyance is made without the benefit of a title search.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of January, 2020.

John Alston Riddick

Amy B. Riddick

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 John Alston Riddick and Amy B. Riddick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, the 28th day of January, 2020.

Notary Public

My Commission Expires: _____

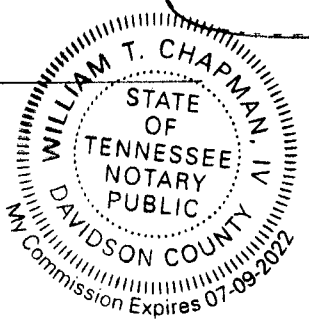


EXHIBIT "A"

TRACT I:

Land in the 7th Civil District of said County in the City of Belle Meade, being the southwesterly part of Lot No. 14 on the plat of a subdivision of Lots Nos. 12 and 13 and re-subdivision of Lots Nos. 10 and 11 of Belle Meade Plan No. 2 as of record in Book 421, page 112, Register's Office for said County, described as follows:

Beginning on the easterly margin of Cherokee Circle at the northwest corner of the property conveyed to John S. Fletcher and wife, by deed from Elizabeth R. Robinson and husband of record in Book 1113, page 132, said Register's Office, being also the corner of Lots Nos. 7 and 14; thence with the line between said two lots, eastwardly 120 feet to a point 10 feet west of the northwest corner of Lot No. 6; thence with the line of a projection of a line which is 30 feet west of the southwest corner of Lot No. 6 and 10 feet west of the northwest corner of Lot No. 6 northwardly 24 feet; thence westwardly and parallel with the line between Lots Nos. 7 and 14, 122 feet more or less to the easterly margin of Cherokee Circle; thence southwardly 24 feet, more or less, to the beginning.

TRACT II:

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

Being the westerly 120 feet of Lot No. 7 on the plat of subdivision of Lots Nos. 12 and 13 and re-subdivison of Lots Nos. 10 and 11 of Belle Meade plan No. 2, as of record in Book 421, page 112, of the Register's Office for Davidson County, Tennessee. Said part of said Lot No. 7 fronts 120 feet on the northerly side of Sheppard Place and runs back between parallel lines, with the easterly margin of Cherokee Circle 200 feet to a dead line, the westerly part of said property was acquired by Elizabeth R. Robinson by deed from Bransford Realty Company of record in Book 917, page 118, and the easterly triangular strip out of the northeast corner of said property was acquired by Elizabeth Ruston Robinson by deed from James D. Reynolds and wife of record in Book 946, page 258, Register's Office for Davidson County, Tennessee.

Together with that certain portion of a dedicated but unpaved street shown on the major street plan of the City of Belle Meade, filed in the Register's Office of Davidson County, Tennessee, on May 10, 1946, as Cherokee Circle which extends from the southerly margin of Iroquois Avenue in a southerly direction 850 feet, more or less, to the northerly margin of Shepard Place and being 50 feet in width is hereby declared closed, vacated and abandoned as of record in Book 2962, page 521, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Alston Riddick and Amy B. Riddick, husband and wife, by Warranty Deed from Nicholas E. Sieveking and wife, Elizabeth W. Sieveking, dated August 31, 2016 and of record in Instrument No. 20160902-0092672, in the Register's Office of Davidson County, Tennessee.

TRACT III:

Being a Tract of Land in the 23rd District of Davidson County, Tennessee.
Commencing at an iron pin found on the Northerly margin of Shepard Place, also being the Southwestern corner of the Property owned by John & Amy Riddick; Leaving said right-of-way thence with a curve to the left having an arc length of 224.47', a radius of 1428.00', a chord bearing of S 30°41'47" W 224.24' to an iron pin found.

Being the Southwestern most corner of this herein described tract of land; Thence N 15°17'15" E 37.80' to an iron pin set; Thence S 44°32'04" E 162.46' to an iron pin found; Thence S 57°21'55" E 147.12' to the point of beginning.
Containing an area of 2,653.76 sq. ft. or 0.06 acres more or less.

Being the same property conveyed to John Alston Riddick and Amy B. Riddick, husband and wife, by Warranty Deed from Michael A. Morse and wife, Jillian B. Morse, of record in Instrument No. 20200122-0007744, in the Register's Office of Davidson County, Tennessee, dated January 21, 2020.

As reflected on the survey from Donlon Land Surveying, LLC dated January 2, 2020 and of record in Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

DEVELOPMENT SUMMARY DATA

- COUNCIL DISTRICT 23, COUNCIL MEMBER: THOM DRUFFEL
- OWNERS OF RECORD: JOHN ALSTON & AMY B. RIDDICK
  4412 SHEPARD PLACE
  NASHVILLE, TN 37205

  MICHAEL A. & JILLIAN B. MORSE
  4408 SHEPARD PLACE
  NASHVILLE, TN 37205
- ZONED: RESIDENCE B
- PLAN/PLAT PREPARATION DATE: 12/19/19
- SHEET 1 OF 1
- U. S. FEMA FIRM COMMUNITY PANEL NUMBER: 47037C0351H
  DATED: APRIL 5, 2017, PROPERTY DOES RESIDE IN FLOOD ZONE "X".

NOTES

1) THE PURPOSE OF THIS SURVEY IS TO SHIFT PROPERTYLINE.

2) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARENTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE BEFORE ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAT THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

3) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

4) UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 47037C0351H, DATED APRIL 5, 2017. IT HAS BEEN DETERMINED THE LIMITS OF THE DETAIL STUDY DO NOT REACH THE SUBJECT PROPERTY (FLOOD ZONE "X").

5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATED AND CURRENT TITLE SEARCH MAY DISCLOSE.

6) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

7) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.

8) BASIS OF BEARING TAKEN FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AND TRANSLATED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 AS ESTABLISHED FOR THIS SURVEY.

9) PARCEL NUMBERS SHOWN THUS (00) REFER TO COUNTY TAX MAP 130-07.

10) THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 1 OF THE MCALLISTER RESIDENCE PLAT OF RECORD IN PL-20120620-0054119 & PT LOT NO 7 & 14 OF THE RESUBDIVISION OF LOTS 10, 11, 12, 13 OF BELLE MEADE PLAN NO 2 OF RECORD IN DB-20160902-0092672.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN INSTRUMENT NO.20160902-0092672, COUNTY REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND THAT THIS PLAT CONSTITUTES OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES SHOWN HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE PLANNING COMMISSION OF BELLE MEADE, DAVIDSON COUNTY.

NAME: Amy B. Riddick DATE: 1/2/2020
AMY B. RIDDICK

NAME: John Riddick DATE: 1/02/2020
JOHN ALSTON RIDDICK

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN INSTRUMENT NO.20150520-0076647, COUNTY REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND THAT THIS PLAT CONSTITUTES OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES SHOWN HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE PLANNING COMMISSION OF BELLE MEADE, DAVIDSON COUNTY.

NAME: _____ DATE: 01/09/2020
MICHAEL A. MORSE

NAME: _____ DATE: 01/04/2020
JILLIAN B. MORSE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY IN COMPLIANCE WITH THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3, STANDARDS OF PRACTICE, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAT 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME: _____ DATE: 1/2/2020
TENN. REGISTERED SURVEYOR NO. 2297

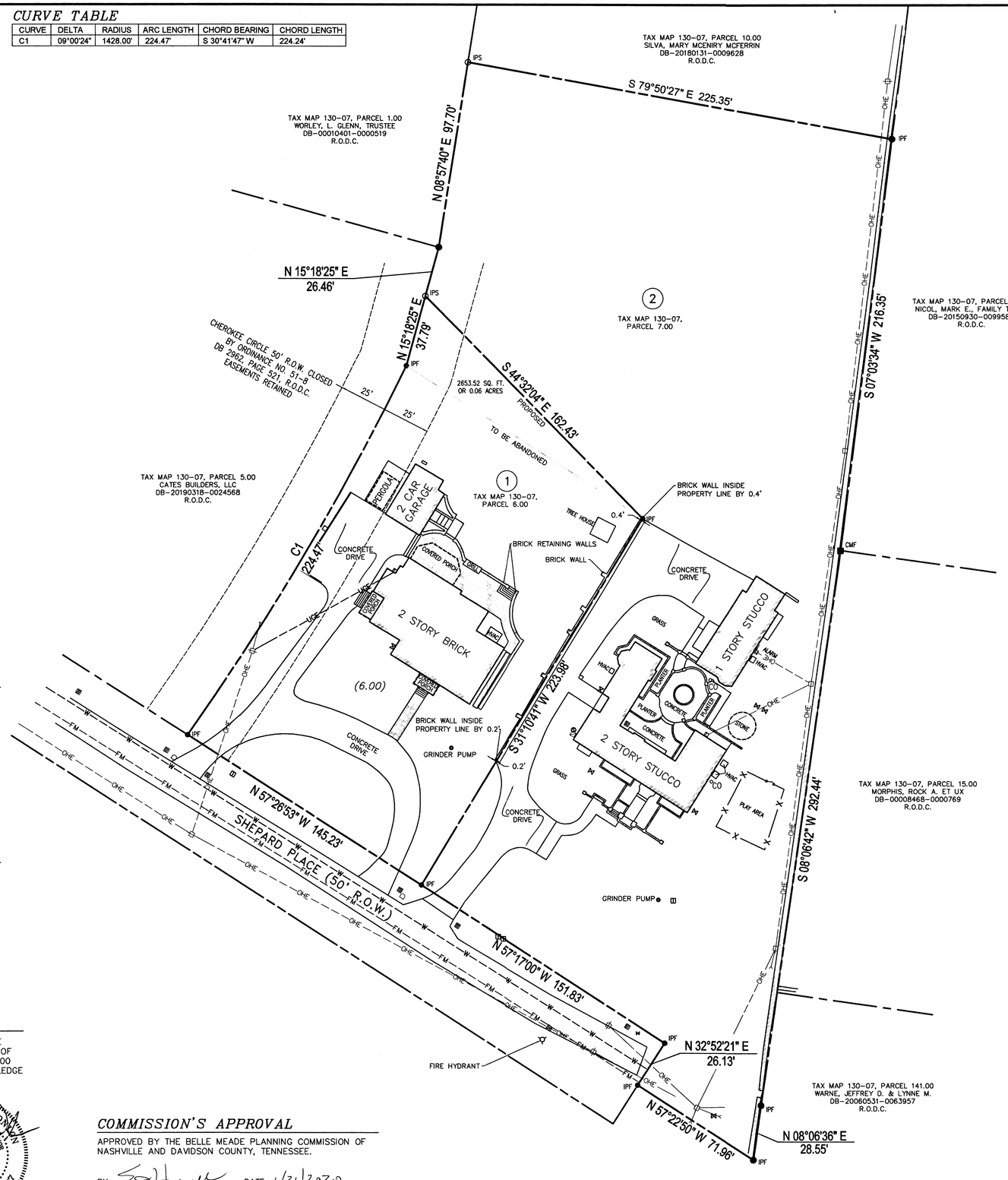
TIMOTHY MARK DONLON — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — DEPARTMENT OF AGRICULTURE — COMMISSION EXPIRES 11/2/2021 — TENNESSEE No. 2297

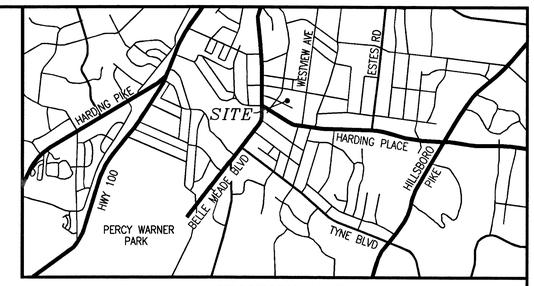
PREPARED BY:
DONLON LAND SURVEYING, LLC
TIMOTHY MARK DONLON

153B BELLE FOREST CIRCLE
NASHVILLE, TN 37221
TEL. (615) 673-9116, FAX (615) 673-9117
donlonsurveyllc@bellsouth.net
http://www.DonlonLandSurveying.com/

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	09°00'24"	1428.00'	224.47'	S 30°41'47" W	224.24'





VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
30 0 15 30 60
1"=30'

LEGEND:

- POWER POLE
- GUY WIRE
- STORM CATCH BASIN
- ELECTRIC METER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- CMF CONCRETE MONUMENT FOUND
- CONCRETE
- WALL
- PROPERTY ADJOINER
- RIGHT OF WAY LINE
- PROPERTY LINE
- EDGE OF CONCRETE
- BUILDING OVERHANG
- WATER LINE
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- EASEMENT LINE
- MINIMUM SET BACK LINE

COMMISSION'S APPROVAL

APPROVED BY THE BELLE MEADE PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

BY: _____ DATE: 1/21/2020

TOTAL AREA

119476.59 SQ. FT. OR 2.74 ACRES

AREA LOT 1

34740.33 SQ. FT. OR 0.80 ACRES

AREA LOT 2

84736.02 SQ. FT. OR 1.95 ACRES

RIDDICK
2 LOT SUBDIVISION

COUNCILMAN DISTRICT 23
NASHVILLE, DAVIDSON COUNTY, TN
CITY OF BELLE MEADE

PREPARED FOR:
JOHN & AMY RIDDICK
4412 SHEPARD PLACE
NASHVILLE, TN 37205
DATED: DECEMBER 19, 2019