Karen Johnson Davidson County
Batch# 352718 DEEDQC
02/04/2020 08:15:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200204-0012445

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Chad M. Ray and Rebecca S. Ray, Co-Trustees
Ray Family Revocable Living Trust
122 Bella Vista Drive
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

Map and Parcel No.
01913005200

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Chad M. Ray** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Chad M. Ray and Rebecca S. Ray, Co-Trustees, Ray Family Revocable Living Trust Agreement dated January 29, 2020** ("Grantees"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

See "Exhibit A" for legal description.

Being the same property conveyed to **Chad M. Ray**, by Limited Warranty Deed dated December 10, 2018, from **Total Filtration Services, Inc., an Ohio corporation, successor by merger to ESI International, Inc., an Ohio corporation, formally known as MPW Filtration Acquisition Corp., an Ohio corporation, successor by merger to ESI International, Inc., a Tennessee corporation, formally known as Energy Services, Inc., a Tennessee corporation,** recorded in Instrument No. 20181212-0121028, Register's Office of Davidson County, Tennessee.

Encumbrances:

1. Agreement for Dedication of Easement for Sanitary Severs from Water Bonnet Manufacturing, Inc. to The City of Goodlettsville, of record in Book 8801, Page 940, in the Register's Office of Davidson County, Tennessee.

2. Easement Deed from Total Filtration Services, Inc. to U.S. Sprint Communications Company, of, record in Instrument No. 201401140003779, in the Register's Office of Davidson County, Tennessee.

3. Rights of CSX, its successors and assigns, as adjoining land owner, including but not limited to slope easement and maintenance rights.

This is improved property known as: **205 Depot St., Goodlettsville, TN 37072.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 29th day of January 2020.

Chad M. Ray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Chad M. Ray**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of January 2020.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 29th day of January 2020.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description

Issuing Office File Number:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Being a tract or parcel of land situated in the Second Civil District of Goodlettsville, Davidson County, Tennessee, and is more particularly described according to a survey by R.L. Montoya-Land Surveying, Inc., dated March 19, 1993, as follows:

Beginning at a Railroad Spike at the southeasterly intersection of Church Street and Depot Street; thence, with the southerly margin of Depot Street South 87 degrees 46 minutes 00 seconds East 384.15 feet to a Railroad Spike at the intersection of McCasland Street; thence, with the westerly margin of McCasland Street, South 04 degrees 56 minutes 49 seconds East, 112.55 feet to an iron rod; thence continuing with said margin along a curve to the right with a radius of 460.00 feet, a distance of 79.43 feet to an iron rod; thence, South 04 degrees 56 minutes 49 seconds West, 109.96 feet to a P.K. Nail; thence, leaving said margin, South 88 degrees 22 minutes 30 seconds West, 231.00 feet to a point in a drain; thence, North 04 degrees 56 minutes 49 seconds West, 85.00 feet to an iron rod at an iron pipe; thence, South 88 degrees 22 minutes 30 seconds west, 125.00 feet to an iron rod in the easterly margin of Church Street; thence, with said margin North 04 degrees 56 minutes 49 seconds West, 242.30 feet to the point of beginning, containing 2.46 acres more or less.