Karen Johnson Davidson County
Batch# 356290 DEEDQC
02/11/2020 08:53:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200211-0015375

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Johnnie Truesdale	NEW OWNER	1800000
1041 Redmond		6100
Nashville, TN 37211		

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Angela Truesdale**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Johnnie Truesdale**, all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

See Attached Exhibit "A"

Being the same property conveyed to Johnnie Truesdale and Angela Truesdale, husband and wife, by deed from Frances W. Taylor dated June 6, 2016 and recorded as Instrument # 20160622-0063659 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1041 Redmond, Nashville, TN 37211.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 7th day of February, 2020.

Angela Truesdale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Angela Truesdale** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 7th day of February, 2020.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 7th day of February, 2020.

Notary Public

My commission expires: 6/22/20

Judy S. Wells State of Tennessee Notary Public Williamson County

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE NORTHERLY RIGHT OF WAY LINE OF REDMOND COURT, SAID MONUMENT BEING THE SOUTHEASTERLY CORNER OF THE MICKEY L. KING SUBDIVISION (PLAT BOOK 5190, PAGE 303), AND BEING THE SOUTHWEST CORNER OF THIS TRACT:

THENCE, LEAVING SAID RIGHT OF WAY OF REDMOND COURT, NORTH 06 DEGREES 13 MINUTES 35 SECONDS EAST A DISTANCE OF 546.53 FEET TO AN EXISTING IRON PIN FOUND IN THE SOUTH LINE OF BRUCE LARRY ROBERTS PROPERTY, (BOOK 4625, PAGE 564);

THENCE, WITH ROBERTS SOUTH LINE, SOUTH 81 DEGREES 36 MINUTES 18 SECONDS EAST A DISTANCE OF 86.95 FEET TO AN IRON PIN SET, THIS BEING THE SOUTHWEST CORNER OF FRANK JONES PROPERTY, (BOOK 4408, PAGE 835);

THENCE, WITH SAID JONES LINE, SOUTH 79 DEGREES 21 MINUTES 27 SECONDS EAST A DISTANCE OF 157.34 FEET TO AN IRON PIN FOUND AT COMMON CORNER OF TRACT A AND B OF THIS SURVEY;

THENCE, WITH LINE BETWEEN THESE TRACTS, SOUTH 06 DEGREES 17 MINUTES 02 SECONDS WEST A DISTANCE OF 531.92 FEET TO AN IRON PIN FOUND IN THE NORTH LINE OF RICK ALCALA (BOOK 7781, PAGE 199), SAID PIN BEING ON A LINE EXTENDING THE NORTHERLY RIGHT OF WAY OF THE AFOREMENTIONED REDMOND COURT;

THENCE ALONG ALCALA'S NORTH LINE AND JOINING THE REDMOND COURT RIGHT OF WAY LINE, NORTH 83 DEGREES 35 MINUTES 17 SECONDS WEST A DISTANCE OF 243.22 FEET TO THE POINT OF BEGINNING, CONTAINING 3.02 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY KEVIN A. EDMONSON, RLS 1515, DATED MARCH 4, 2016.