Karen Johnson Davidson County
Batch# 356290 DEEDQC
02/11/2020 08:53:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200211-0015376

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		4400
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 # 20160622-0063651 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7.00 acres on 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

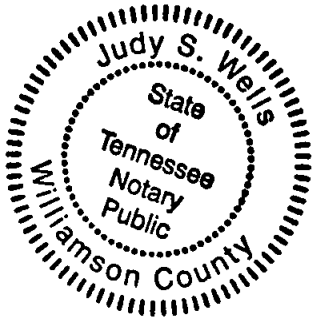
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

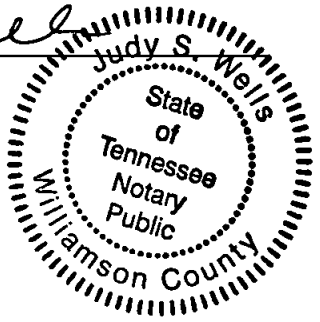
The actual consideration for this transfer is $0.00.

Affiant

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

Notary Public

My commission expires: 6/22/20



COMMENCING 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 TRACT A OF THIS SURVEY:

THENCE, WITH SAID RIGHT OF WAY OF REDMOND COURT AND JOINING EXTENSION OF SAID RIGHT OF WAY ALONG NORTH LINE OF RICK ALCALA (BOOK 7781, PAGE 199), SOUTH 83 DEGREES 35 MINUTES 17 SECONDS EAST A DISTANCE OF 243.22 FEET TO AN IRON PIN FOUND AT THE COMMON CORNER OF TRACT A AND TRACT B OF SURVEY, THIS BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE, NORTH 06 DEGREES 17 MINUTES 02 SECONDS EAST A DISTANCE OF 531.92 TO AN EXISTING IRON PIN FOUND IN THE SOUTH LINE OF FRANK JONES PROPERTY, (BOOK 4408, PAGE 835);

THENCE, WITH JONES SOUTH LINE AND CONTINUING ON WITH SOUTH LINES OF DARCIA & JIMMY DELOACH (INSTRUMENT NO. 20121003-0090656), MATHEWS PLACE, LLC (INSTRUMENT NO. 20120810-0071798), AND PAUL & MELANIE CAMPANIS (INSTRUMENT NO. 20001013-0101811) AS FOLLOWS: SOUTH 81 DEGREES 18 MINUTES 32 SECONDS EAST A DISTANCE OF 242.84 FEET TO AN IRON PIN FOUND, SOUTH 78 DEGREES 36 MINUTES 37 SECONDS EAST A DISTANCE OF 350.92 FEET TO AN IRON PIN SET, AND NORTH 80 DEGREES 35 MINUTES 40 SECONDS EAST A DISTANCE OF 235.17 FEET TO AN IRON PIN FOUND ON NORTH BANK OF HOLT BRANCH, SAID PIN BEING THE NORTHWEST CORNER OF JOHN PARKER (BOOK 4877, PAGE 873);

THENCE, CROSSING THE BRANCH AND RUNNING WITH PARKER'S WEST LINE, SOUTH 11 DEGREES 14 MINUTES 17 SECONDS WEST A DISTANCE OF 221.08 FEET TO IRON PIN FOUND AT NORTHEAST CORNER OF AFOREMENTIONED ALCALA PROPERTY;

THENCE ALONG ALCALA'S NORTH LINE GENERALLY WITH A FENCE, SOUTH 76 DEGREES 33 MINUTES 46 SECONDS WEST A DISTANCE OF 257.84 FEET, SOUTH 58 DEGREES 00 MINUTES 22 SECONDS WEST A DISTANCE OF 392.21 FEET, AND JOINING THE REDMOND COURT RIGHT OF WAY EXTENSION LINE, NORTH 84 DEGREES 36 MINUTES 17 SECONDS WEST A DISTANCE OF 248.89 FEET TO THE POINT OF BEGINNING, CONTAINING 7.00 ACRES, MORE OR LESS ACCORDING TO SURVEY BY KEVIN A. EDMONSON, RLS 1515, DATED MARCH 4, 2016.