Karen Johnson Davidson County
Batch# 356894 DEEDQC
02/12/2020 08:37:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200212-0015865

ADDRESS OF GRANTEE:

Abigail D. Rike
Timothy J. Rockenbaugh
5057 Whites Creek Pk.
Nashville, TN 37189

PREPARED BY:

Joshua J. Phillips
117 East Main Street
Gallatin, TN 37066

SEND TAX BILLS TO:

Same as above

MAP/PARCEL:

Map & Parcel 030 00 0 203.00

**QUITCLAIM DEED**

For good and valuable consideration, the sufficiency of which is agreed to and accepted, the undersigned, ABIGAIL RIKE, conveys and quitclaims unto ABIGAIL RIKE and husband, TIMOTHY ROCKENBAUGH, for the express purpose of creating a tenancy by the entirety, all right, title, and interest in and to the following described real property, to wit:

> LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A SURVEY BY WILLIAM MARLIN KEEL, SURVEYOR LICENSE NO. 990, DATED AUGUST 1, 1985, AS FOLLOWS:
>
> BEGINNING AT A POINT IN THE EASTERLY MARGIN OF WHITES CREEK PIKE, 210.00 FEET NORTH OF THE NORTHWESTERLY CORNER OF THE T.G. SPURLOCK PROPERTY, AS OF RECORD IN DEED BOOK 4198, PAGE 177, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE MARGIN OF WHITES CREEK PIKE, NORTH 50 DEG. 19' WEST 251.96 FEET TO AN IRON PIN; THENCE NORTH 37 DEG 25' WEST 491.91 FEET TO AN IRON PIN; THENCE NORTH 14 DEG 48' EAST 602.66 FEET TO AN IRON PIN; THENCE NORTH 14 DEG. 48' 30" WEST 220.00 FEET TO A POINT; THENCE FOLLOWING THE MEANDERS OF A CREEK, NORTH 79 DEG. 46' EAST 213.97 FEET TO A POINT; THENCE SOUTH 67 DEG. 35' 30" EAST 66.94 FEET TO A POINT; THENCE NORTH 55 DEG. 36' EAST 300.26 FEET TO AN IRON PIN IN THE CENTER OF THE CREEK; THENCE LEAVING THE CREEK, SOUTH 41 DEG. 14' 18" EAST 256.52 FEET TO AN IRON PIN; THENCE SOUTH 26 DEG. 08' 43" EAST 330.62 FEET TO AN IRON PIN; THENCE SOUTH 52 DEG. 38' 33" WEST 255.18 FEET TO AN IRON PIN; THENCE NORTH 64 DEG. 18' 52" WEST 212.19 FEET TO AN IRON PIN; THENCE SOUTH 89 DEG. 02' 59" WEST 129.90 FEET TO AN IRON PIN; THENCE SOUTH 45 DEG. 14' 35" WEST 128.74 FEET TO AN IRON PIN; THENCE SOUTH 41

DEG. 12' 71" EAST 231.40 FEET TO AN IRON PIN; THENCE SOUTH 28 DEG. 14' 56" WEST 400 FEET TO THE POINT OF BEGINNING, CONTAINING 18.56 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ABIGAIL RIKE BY DEED FROM JAKOB REX CHRISTENSEN AND STACEY LYNNE MELLING, DATED DECEMBER 20, 2012 AND RECORDED ON DECEMBER 26, 2012 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AT INSTRUMENT NO. 20121226-0118505.

Commonly known as 5057 Whites Creek Pike, Nashville, Tennessee 37189.

IN TESTIMONY WHEREOF, we have hereunto set ours signatures on this 6 day of February 2020.

ABIGAIL RIKE

STATE OF TENNESSEE )
)
COUNTY OF SUMNER )

Personally appeared before me, a Notary Public in and for said County and State, ABIGAIL RIKE, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee, this 6 day of February 2020.

Notary Public

My Commission Expires:11.22.2021

R. L. HUTCHISON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE )
)
COUNTY OF SUMNER )

Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A), this instrument is exempt from any and all transfer taxes as this is a conveyance for the purpose of creating a tenancy by the entirety.

Affiant

Sworn to and subscribed before me
this 6 day of February, 2020.

Notary Public

My Commission Expires: 11.22.2021

R. L. HUTCHISON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER