Karen Johnson Davidson County
Batch# 357438 DEEDQC
02/12/2020 02:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200212-0016183

PREPARED BY:
SIDWELL, BARRETT
121 First Avenue South
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00

George Ziadeh
State of Tennessee
Notary Public
Williamson County

AFFIANT

Subscribed and sworn to before me
this 31 day of January, 2020.

NOTARY PUBLIC
My Commission Expires: 7-17-2021

ADDRESS OF NEW OWNERS:
Debar Land Company, LLC
130 Belle Forest Circle
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

Map/Parcel: 128-00-0-195.00

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, K. Thomas Sidwell, hereby conveys all of their undivided right, title and interest to the hereinafter described property to Debar Land Company, LLC, Grantee. Said property conveyed herein is described as follows:

Land situated in the 22nd Council District of Davidson County, Nashville, Tennessee, being a portion of the land conveyed to Dalamar Homes, LLC by Warranty Deed, of Instrument Number 20150603-0051629, in the Register's Office for Davidson County (R.O.D.C., TN), and is more particularly described as follows:

Beginning at an iron rod set at the Northwest corner of Lot 32, Section Two, Dunaway Woods, of record in Book 9700, Page 284, R.O.D.C., TN thence with a non-tangential curve turning to the left with an arc length of 37.60 feet, having a radius of 50.00 feet, a chord bearing of North 57 degrees, 57 minutes, 09 seconds West, and a chord length of 36.72 feet to an iron rod set; said point being the southeastern property corner of Kevin and Dayla Martin, Instrument number 20160907-0061061 R.O.D.C., TN; thence along the eastern line of said property for the next four calls:
thence North 14 degrees, 55 minutes, 47 seconds East, a distance of 195.41 feet to a point; thence North 55 degrees, 20 minutes, 14 seconds West, a distance of 287.77 feet to a point; thence North 37 degrees, 03 minutes, 38 seconds West, a distance of 370.26 feet to a point; thence North 10 degrees, 43 minutes, 44 seconds West, a distance of 68.45 feet to a point; thence leaving said line with a new partition line for the following six calls: thence North 44 degrees, 46 minutes, 07 seconds West, a distance of 86.44 feet to a point; thence North 08 degrees, 54 minutes, 24 seconds East, a distance of 142.09 feet to a point; thence North 60 degrees, 28 minutes, 55 seconds East, a distance of 219.20 feet to a point; thence South 31 degrees, 07 minutes, 42 seconds East, a distance of 188.86 feet to a point; thence South 08 degrees, 37 minutes, 33 seconds East, a distance of 264.67 feet to a point; thence South 47 degrees, 33 minutes, 55 seconds East, a distance of 164.37 feet to an iron rod with a Ragan Smith cap, said iron rod being the northwestern corner of Lot 14, Section One, Dunaway Woods, of record in Book 5200, Page 132, R.O.D.C., TN; thence along the western line of said subdivision for the following three calls; thence South 23 degrees, 25 minutes, 16 seconds East, a distance of 229.23 feet to an iron rod set; thence South 26 degrees, 07 minutes, 23 seconds East, a distance of 224.15 feet to a Ragan Smith iron rod; thence South 23 degrees, 35 minutes, 28 seconds East, a distance of 31.82 feet to a Ragan Smith iron rod; thence with the northerly line of the aforementioned Lot 32, South 66 degrees, 30 minutes, 03 seconds West, a distance of

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174.14 feet to the point of beginning, having an area of 217,800.46 square feet or 5.00 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on February 28th, 2017 and is based on survey work conducted by Dale and Associates in the fall 2015.

Being part of the same property conveyed to Dalamar Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 05/28/2015 from Mark E. O'Neill of record in Instrument 201506030051629, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to K. Thomas Sidwell by Quit Claim Deed dated 03/09/2017 from Dalamar Homes, LLC, a Tennessee limited liability company of record in Instrument 201703230028462, Register's Office for Davidson County, Tennessee..

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 31 day of January, 2020.

K. Thomas Sidwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, K. Thomas Sidwell, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 31 day of January, 2020

Notary Public
My Commission Expires: 7-17-21

George Ziadeh
State of Tennessee Notary Public
Williamson County

File: 01288-39976uuu

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

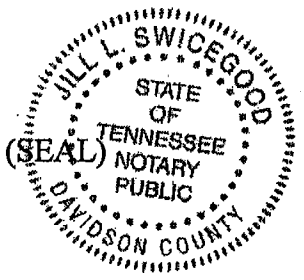
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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