This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615) 672-7925

Karen Johnson Davidson County
Batch# 361610 DEEDQC
02/21/2020 03:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200221-0019751

ADDRESS NEW OWNER:
Dale Broadrick
3003 Brick Church Pike
Nashville, TN 37207

SEND TAX BILL:
To Owner

OWNER:
Same

MAP AND PARCEL:
060 02 0 263.00

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, I, Dale Broadrick hereby Quitclaim all my interest to Dale Broadrick and wife, Cheryl Broadrick, each as one half tenants in common, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Bransford Realty Company's Subdivision of the Frank Brown Place, as of record in Book 547, Page 126, Register's Office for said County, described according to a survey made by Lewis P. Justice, surveyor, May 16, 1951, as follows:

Beginning on the easterly margin of Brick Church Pike, 181.75 feet southerly from the southeast corner of said Pike and Ewing Lane; thence with the easterly margin of said Pike south 0 degrees 05' east 100 feet to a point in the northern boundary line of Lot No. 3 on said plan; thence with the line between said Lots Nos. 3 and 4 south 88 degrees east 175 feet; thence northerly 100 feet; thence westerly 175 feet to the easterly margin of Brick Church Pike, the point of beginning.

INCLUDED in the above described property, but expressly excluded is the following described tract of land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 9964, page 758, said Register's Office.

Beginning at a point on the east existing margin of Brick Church Pike, said point being the point of intersection between north margin of Interstate 24 and the Grantor with the east existing margin of Brick Church Pike; thence said existing margin Brick Church Pike northerly 100.04 feet more or less to the intersection with the common property line of Williams and Sharon Norris and the Grantor; thence with said common property line South 84 degrees 13 minutes 03 seconds East 15.82 feet to the point of intersection with the east proposed margin of State Project No. 19108-2704-54; thence with said property margin South 3 degrees 24 minutes 23 seconds West 57.74 feet; thence with a 11125.93 foot radius curve right 42.31 feet to a point located 42 feet right of centerline survey station 181+06.35 being the northerly margin of Interstate 24; thence with said margin North 84 degrees 13 minutes 03 seconds West 17 feet to the point of beginning, containing 1,640 square feet.

Being the same property conveyed to Dale Broadrick by deed from Deborah Moore and husband, John Moore of record in Instrument No. 201601080002045, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Property known as 3037 Brick Church Pike, Nashville TN

And now I, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my interest unto the said Dale Broadrick and wife, Cheryl Broadrick, each as one half tenants in common,, their heirs and assigns, forever; and I, Dale Broadrick covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 19th day of February, 2020.

Dale Broadrick

STATE OF TENNESSEE)
COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dale Broadrick, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purpose contained therein. Witness my hand and seal at White House, Tennessee this the 19th day of February, 2020.

My com expires 9/18/23

NOTARY PUBLIC

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Robertson

The actual value or consideration, whichever is greater, for this transfer is $ 0.

AFFIANT

Subscribed and sworn to before me this 19th day of February 2020.

NOTARY PUBLIC

My Commission Expires: 9/18/23

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

True Copy Certification

I, KATHY LEE, 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.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON