Karen Johnson Davidson County
Batch# 373927 DEEDQC
03/18/2020 09:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200318-0029850

QUITCLAIM DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

G-VRES-20-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 2020

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Prepared By: Rudy Title & Escrow, LLC
2012 21S Ave. S., Nashville, TN 37212
P- 615-383-2903 F- 615-823-2954

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Susan N. Perry	**Susan N. Perry**	
(NAME)	(NAME)	
4285 Bernard Road	**4285 Bernard Road**	**029-00-0-398.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	**Joelton, TN 37080**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Wayne Newman,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Susan N. Perry,** hereinafter called the Grantee(s), her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land located in the 2nd Civil District of Davidson County, Tennessee, further described as follows, to-wit:

Tract 1: Beginning at a concrete monument in the Southerly line of Bernard Road, being the Northwest corner of this tract and a corner to Blankenship described in 5335-219; thence with the Southerly line of Bernard Road along the arc curve to the left 32.15 feet, with a radius of 65.00 feet and a chord that bears South 43 degrees 56 minutes 11 seconds East 31.82 feet to an iron pin new, being a corner to tract 2 of the of the Charles A. Newman property; thence leaving the Southerly line of Bernard Road with the line of tract 2 South 07 degrees 29 minutes 59 seconds West 166.91 feet to an iron pin new; thence South 04 degrees 30 minutes 00 seconds East 357.80 feet to an iron pin new; thence South 04 degrees 30 minutes 00 seconds East 94.71 feet to an iron pin new; thence South 73 degrees 27 minutes 01 seconds West 25.56 feet to an iron pin old; thence South 73 degrees 27 minutes 01 seconds West 197.68 feet to an iron pin old; thence South 87 degrees 17 minutes 48 seconds West 376.97 feet to a point in the center of Buck Branch, being in the line of Rottaaero; thence with Rottero and the center of Buck Branch for the next 3 calls North 34 degrees 45 minutes 01 seconds West 160.75 feet to a point; thence North 23 degrees 15 minutes 01 seconds West 150.00 feet to a point; thence 6 degrees 00 minutes 01 seconds West 213.39 feet to a point; being a corner to the Haney 20031219-180966; thence with Haney and Perry South 67 degrees 08 minutes 22 seconds East 793.68 feet to an iron pin old; thence North 04 degrees 30 minutes 01 seconds West 359.92 feet to an iron pin old; thence with Perry and Blankenship North 7 degrees 29 minutes 59 seconds East 189.91 feet to the point of beginning, more or less.

Being the same property conveyed to Charles A. Newman and wife, Mary Ann Newman and John J. Newman and wife, Angie Newman by Warranty deed from Herschel E. Sharpe and wife, Cornelie Mai Sharpe of record in Book 3105, page 275, Register's Office for Davidson County, Tennessee, dated August 18, 1960 and recorded on April 28, 1963.

The said John J. Newman died intestate in Davidson County, Tennessee on March 13, 1970, and his interest in the subject property having vested in Angie Newman, as the surviving tenant by the entirety. The said Angie Newman subsequently died intestate in Davidson County, Tennessee on January 11, 1984, leaving her 4 children, Charles A. Newman, Marshall Newman, J. B. Newman and Grace R. Wilcox, as her heirs at law.

Being a portion of the same property conveyed to Charles A. Newman and wife, Mary Ann Newman by Warranty deed from Marshall Newman and wife, Myrtle Newman of record in Book 6841, page 336, Register's Office for Davidson County, Tennessee, dated February 27, 1986 and recorded on April 29, 1986.

Being a portion of the same property conveyed to Charles A. Newman and wife, Mary Ann Newman by Warranty deed from Grace R. Wilcox, unmarried of record in Book 6841, page 340, Register's Office for Davidson County, Tennessee, dated March 05, 1986 and recorded on April 29, 1986.

The said J. B. Newman subsequently died intestate in Madison County, Tennessee, on June 18, 1985 and the subject property having vested in his 4 children, Ronald Newman, Donald Newman, Richard Newman, and John Wayne Newman, as his heirs at law. Geraldine Frances Newman, spouse of J. B. Newman also died intestate in Madison County, Tennessee on June 18, 1985.

Being a portion of the same property conveyed to Charles A. Newman and wife, Mary Ann Newman by Warranty deed from Ronald Newman, Donald Newman, Richard Newman and Richard Newman as conservator for John Wayne Newman of record in Book 6841, page 344, Register's Office for Davidson County, Tennessee, dated March 31, 1986 and recorded on April 29, 1986. Richard Newman was appointed conservator of John Wayne Newman on January 27, 1986, Case Number 85-319. Chancery Court for Coffee County, Tennessee. A subsequent court order authorizing the conveyance of the interest in the subject property of John Wayne Newman by his conservator, Richard Newman was never obtained. The conservatorship for John Wayne Newman was terminated on February 1, 2002 by order of the Chancery Court for Coffee County, Tennessee, under which all rights were fully restored to John Wayne Newman.

Being a portion of the same property conveyed to Susan N. Perry, James R. Newman, Jeffrey G. Newman by Quitclaim deed from Mary Ann Newman of record in Instrument No. 20050214-0016546 Register's Office for Davidson County, Tennessee, dated February 01, 2005 and recorded on February 14, 2005.

Being a portion of the same property conveyed to Michael P. Davis, Trustee by Quitclaim deed from Susan N. Perry, James R. Newman, Jeffrey G. Newman, Bobbie Jean Richardson, Mary Ann Newman of record in Instrument No. 20080324-0028993 Register's Office for Davidson County, Tennessee, dated March 11, 2008 and recorded on March 24, 2008.

Being the same property conveyed to Susan N. Perry by Quitclaim deed from Mary Ann Newman of record in Instrument No. 20170215-0015813 Register's Office for Davidson County, Tennessee, dated February 09, 2017 and recorded on February 15, 2017.

This is **unimproved** property known as: **0 Bernard Road, Joelton, Tennessee 37080**.

Witness my hand on this the 17TH day of March, 2020.

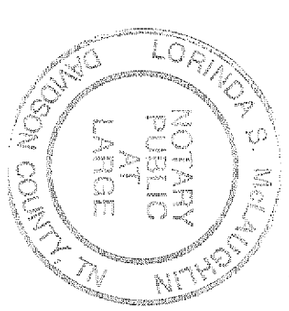
John Wayne Newman
John Wayne Newman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN WAYNE NEWMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 17 day of March, 2020.

Lorinda S. McLaughlin
NOTARY PUBLIC
My Commission Expires: 3-6-2024



True Copy Certification

I, John Gleaves, 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 Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY