Karen Johnson Davidson County
Batch# 381262 DEEDQC
04/02/2020 02:41:32 PM 3 pgs
Fees $17.00 Taxes: $0.00
20200402-0035650

This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Fulmer Lucas Engineering, LLC
2002 Richard Jones Road, Suite C304
Nashville, Tennessee 37215

STATE OF TENNESSEE: COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION FOR THE HEREIN TRANSFER IS $0.00

Jackson LeBeau
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 2nd DAY OF April, 2020.

Rebecca Moore
NOTARY PUBLIC

MY COMMISSION EXPIRES:

REBECCA MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2020

ADDRESS OF NEW OWNER:
Richard A. Epperson and Timothy B. Causey
2216 Maple Grove Lane
Nashville,TN 37211

SEND TAX BILLS TO:
NEW OWNER

TAX MAP/PARCEL NO.:
Tax Map: 93-14
Parcels: 321.00 & 323.00

QUITCLAIM DEED

For and in consideration of the sum of Zero (0.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, Richard A. Epperson and Timothy B. Causey, by these presents do hereby quitclaim and convey unto Richard A. Epperson and Timothy B. Causey, all of our rights, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee of record in Instrument Number 20050811-0095225;

Beginning at a point on the northerly margin of Fogg Street and the southwesterly corner of the Borum Property as of record in Book 7438, Page 96, Register's Office for Davidson County, Tennessee ; and being more particularly described as follows;

Thence with the existing easterly right-of-way line of 7th Avenue South, North 2 deg 17 min 48 sec West, 130.00 feet to an iron rod; thence, North 88 deg 19 min 31 seconds East, 134.01 feet to a nail set in concrete at 0.7 feet below grade; thence, South 2 degrees 17 min 48 sec East, 130.00 feet to a magnetic nail; thence, South 88 deg 19 min 31 seconds West, 134.01 feet to the POINT OF BEGINNING.

Being part of the same property conveyed to Michael G. Borum and wife, Ann Clements Borum, by deed from Herman A. Langhans and wife, Hazel Louise Langhands, of record in Book 10382, Page 940, Register's Office for Davidson County, Tennessee. The said Michael G Borum and wife, Ann Clements Borum having since divorced and the said Ann Clements Borum having conveyed her interest to Michael G. Borum by Quitclaim Deed, of record in Instrument No. 20000131-0010058, said Register's office.

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE PARCELS being the same property conveyed to Richard A. Epperson and Timothy B. Causey, by deed of record as Instrument No. 20050811-0095225 and as shown in the attached Exhibit of Bad Axe Fogg Street Property dated 03-18-2020.

Witness my hand and seal on this the 19 day of March, 2020.

Epperson, Richard A., Causey, Timothy B.,
By:
Owners

State of Tennessee)
County of Davidson)

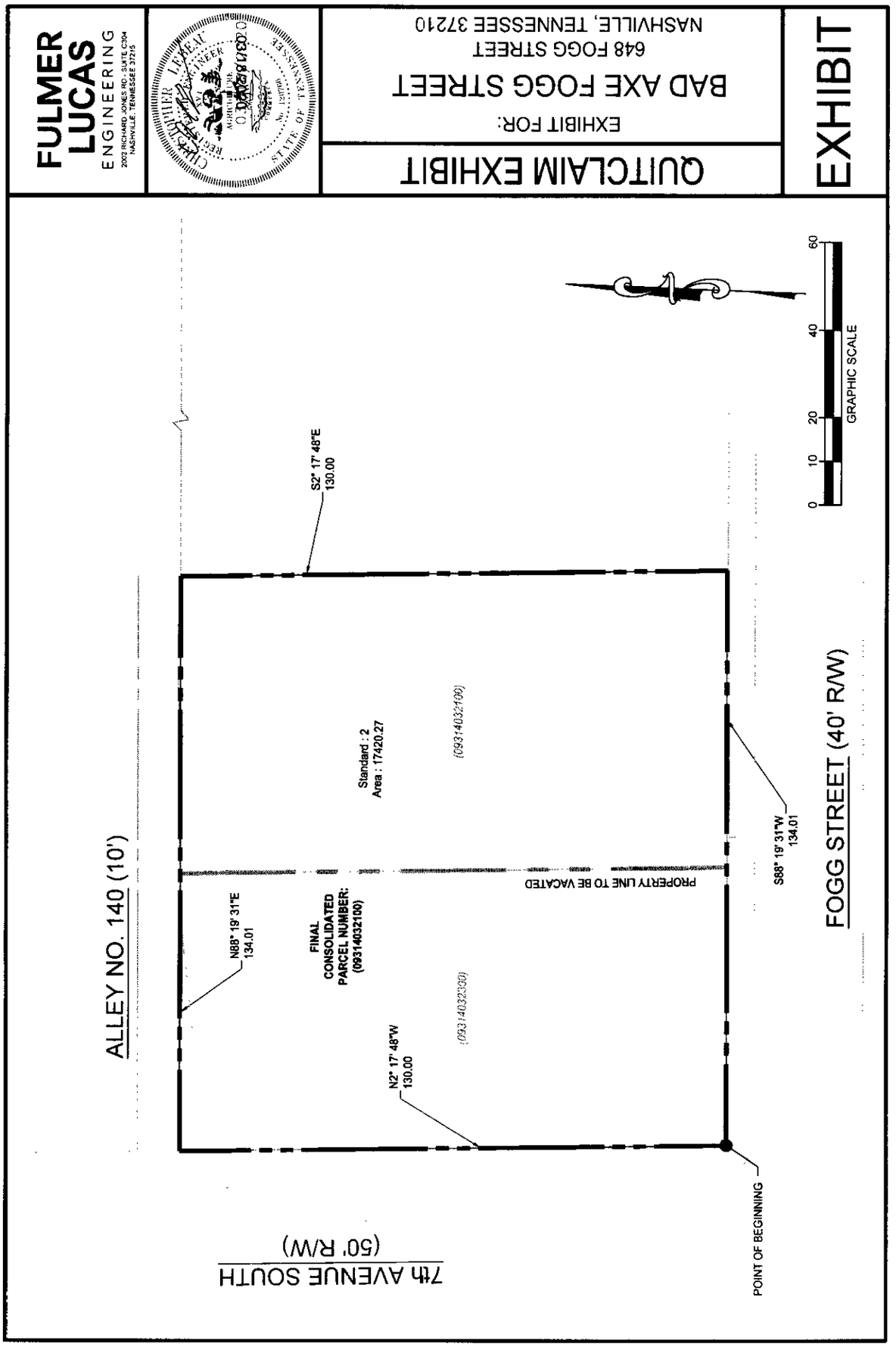
Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Ciara Dasovic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are authorized to execute this instrument.

Witness my hand, at office, this 19 day of March, 2020.

Notary Public

My commission expires: 03/19/2023

Ciara Dasovic
State of Tennessee Notary Public
Williamson County
My Commission Expires 03/19/2023


EXHIBIT
QUITCLAIM EXHIBIT
EXHIBIT FOR:
BAD AXE FOGG STREET
648 FOGG STREET
NASHVILLE, TENNESSEE 37210
FULMER LUCAS
ENGINEERING
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
GRAPHIC SCALE
0
10
20
40
60
S2° 17' 48"E
130.00
Standard : 2
Area : 17420.27
(093140321 00)
PROPERTY LINE TO BE VACATED
S88° 19' 31"W
134.01
FOGG STREET (40' R/W)
N88° 19' 31"E
134.01
FINAL
CONSOLIDATED
PARCEL NUMBER:
(093140321 00)
(093140322 00)
N2° 17' 48"W
130.00
ALLEY NO. 140 (10')
7th AVENUE SOUTH
(50' R/W)
POINT OF BEGINNING