Karen Johnson Davidson County
Batch# 395749 DEEDQC
05/05/2020 12:23:30 PM 4 pgs
Fees: $23.00 Taxes: $83.40
20200505-0046776

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,539.22. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2020. Notary Public MY COMMISSION EXPIRES: 5/5/20 (AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0254

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Avrit and Miriam Avrit	OWNER	P/O Map: 12400006700
(NAME) 2943 Walnut Crest Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DARREN BISHOP, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL AVRIT AND MIRIAM AVRIT, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property is in the 33rd Councilmanic District of Nashville, Davidson County, Tennessee and lying on the south side of Hobson Pike approximately 2,965 feet west southwest of the intersection of Pugh Road and South Mt. Juliet Road (also known as Hobson Pike). Said property is bounded on the north by Hobson Pike, on the east by property belonging to Darren Bishop of record in Deed #20180412-0034428 and by property belonging to Brandon Faircloth of record in Deed #20040601-0063529, on the south by property belonging to the United States Government, U. S. Army Corps of Engineers, J. Percy Priest Lake, and on the West by property belonging to Larry Matheney of record in Deed #20160502-0042581 and being more specifically described as follows:

Beginning on an iron pin on the south margin of Hobson approximately 2,965 feet west southwest of the intersection of Pugh Road and South Mt. Juliet Road (also known as Hobson Pike); thence leaving the south margin of Hobson Pike with the west line of Bishop S-06° 39' 00"-W, 645.87' to an iron pin set beside a gravel drive; thence S-20° 07' 05"-E, 414.21' to an iron pin set at the end of a fence; thence S-57° 32' 51"-E, 182.55' to an existing iron pin in a fence and Faircloth's west line; thence with Faircloth's line S-06° 17' 46"-W, 550.73' to a Corp of Engineers monument at the common fence corner of Faircloth and Avrit; thence with the Corp of Engineers' property N-86° 44' 49"-W, 342.22' to an existing iron pin in the fence; thence N-86° 44' 49"-W, 270.98' to an existing steel "T" post in a rock pile at a fence corner, Matheney's southeast corner; thence with Matheney's east line N-05° 59' 15"-E, 1629.16' to an existing

iron pin on the south margin of Hobson Pike; thence with the south margin of Hobson Pike N-86º 13' 53"-E, 284.24' to an iron pin, the point of beginning and containing 16.02 acres, more or less, according to a survey completed by Galyon Northcutt Surveying dated January 10, 2020.

Being part of the same property conveyed to Darren Bishop, a married man, by deed from Estate of Eddie Patterson, of record in Instrument No. 20180412-0034428, dated April 10, 2018, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Survey attached as Exhibit "A". Additional acreage to be added to Map 12400008400.

This is unimproved property, known as Hobson Pike, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of May, 2020.

Darren Bishop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

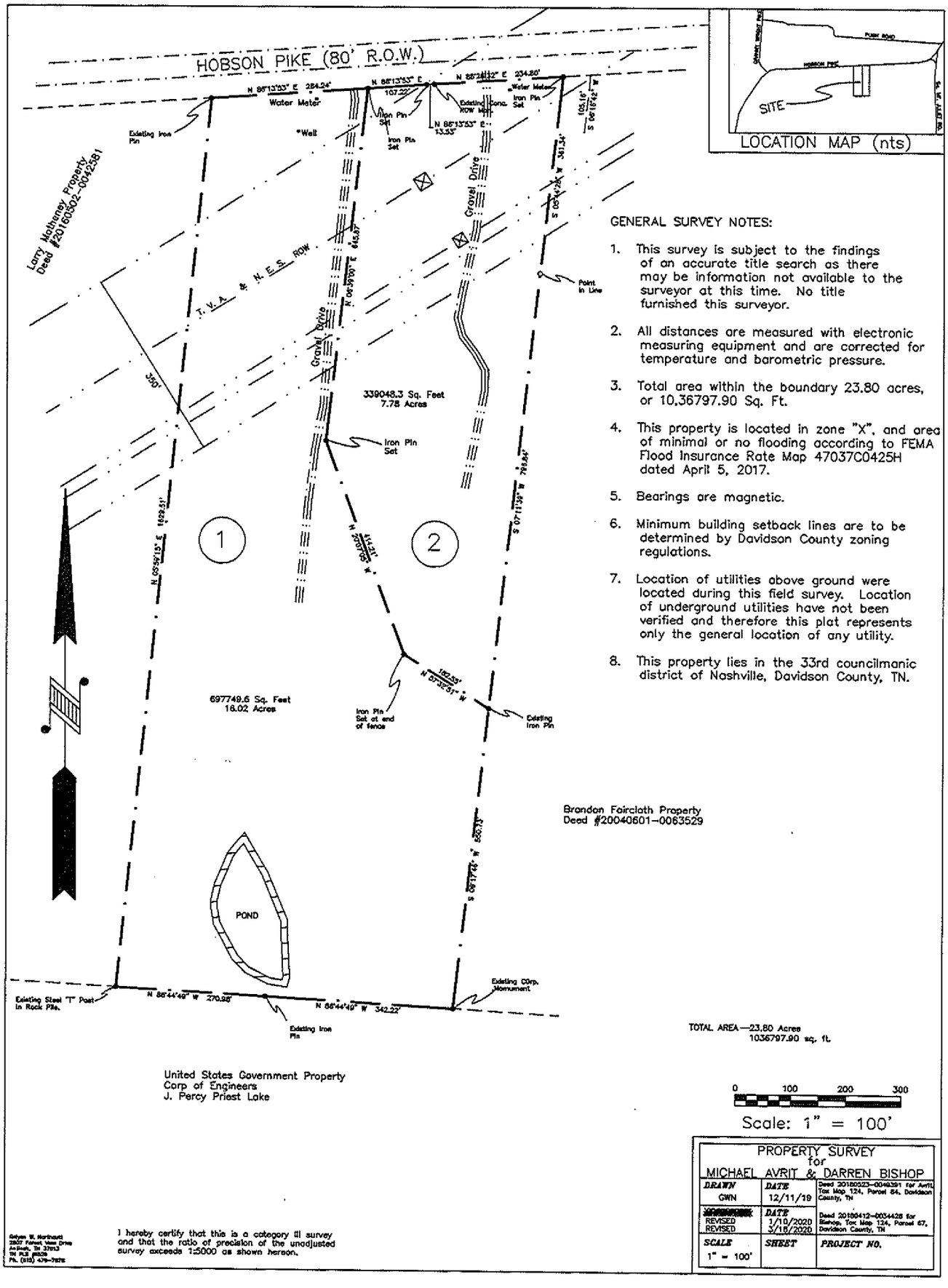
Witness my hand and official seal this, 1st day of May, 2020.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"



GENERAL SURVEY NOTES:

1. This survey is subject to the findings of an accurate title search as there may be information not available to the surveyor at this time. No title furnished this surveyor.
2. All distances are measured with electronic measuring equipment and are corrected for temperature and barometric pressure.
3. Total area within the boundary 23.80 acres, or 10,36797.90 Sq. Ft.
4. This property is located in zone "X", and area of minimal or no flooding according to FEMA Flood Insurance Rate Map 47037C0425H dated April 5, 2017.
5. Bearings are magnetic.
6. Minimum building setback lines are to be determined by Davidson County zoning regulations.
7. Location of utilities above ground were located during this field survey. Location of underground utilities have not been verified and therefore this plat represents only the general location of any utility.
8. This property lies in the 33rd councilmanic district of Nashville, Davidson County, TN.

TOTAL AREA—23.80 Acres
1036797.90 sq. ft.

0 100 200 300

Scale: 1" = 100'

PROPERTY SURVEY
for
MICHAEL AVRIT & DARREN BISHOP

DRAWN	DATE	
GWN	12/11/19	Deed 20180523-0048391 for Avrit, Tax Map 124, Parcel 84, Davidson County, TN
REVISED	1/10/2020	Deed 20180412-0034428 for Bishop, Tax Map 124, Parcel 67, Davidson County, TN
REVISED	3/16/2020	
SCALE	SHEET	PROJECT NO.
1" = 100'		

I hereby certify that this is a category II survey and that the ratio of precision of the unadjusted survey exceeds 1:5000 as shown hereon.

Graham W. Northcutt
2807 Forest View Drive
Antioch, TN 37013
TN RLS #2629
Ph. (615) 479-7575

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.