Karen Johnson Davidson County
Batch# 402564 DEEDQC
05/19/2020 11:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200519-0051804

Prepared from information submitted by the parties without opinion of title or survey by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Cory James Cooper
1772 Reynolds Rd
Nashville, TN 37217

SEND TAX BILLS TO:
Same as Owner

TAX MAP/PARCEL
Map 121
P/O 54 and 238

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that for the purpose of combining my within described lands into a single parcel for all purposes and of subjecting said lands to the easements set out herein, I, **Cory James Cooper,** quitclaim and convey to myself, **Cory James Cooper,** all of my right, title and interest in and to the following described property:

Beginning at a point in the center of Pleasant Hill Road, which point is north 3 deg. 15' east 320 feet, and north 4 deg. 15' east 832 feet from the center of Couchville Pike, being the SE corner of this tract, also being the NE corner of the John Wm. Shankle, et ux Land; thence with the line of Connie Games per deed of record as Instrument 20040830-0104448, Register's Office for Davidson County, Tennessee, N 81° 16' 23" W 416.40 feet to a 1" pipe; thence with Games S 9° 15'15" W 155.00 feet to an iron rod (old); thence S 89° 33' W 716.33 feet to a point; thence N 3° 30' E 680 feet to a point; thence S 87° 15' E 341 feet to a point; thence S 20° 32' E 166.1 feet to a point; thence S 89° 47' 51" E 15 feet to an iron rod (old); thence continuing with the line of Tolar, per deed of record as as Instrument 20030318-0035899, S 89° 47' 51" E, 510.47 feet to an iron rod (new); thence S 12°19' 50" W 233.83 feet to an iron rod (new); thence S 82° 12' 03" E, passing an iron rod (new) at 200 feet, a total of 225.0 feet to a point in the center of Pleasant Hill Road; thence N 7° 47' 57" W 62.22 feet to the point of beginning.

This tract is subject to two easements for the installation and maintenance of septic fields in favor of Lot 1 of the Final Plat Subdivision of Cory Cooper Property which is being placed of record, in the following described portions of the property:

AREA 1: Starting from the point of beginning described above N 81° 16' 23" W 25 feet from the center of Pleasant Hill Road; thence N 07° 47' 57" W 62.22 feet to an iron rod (new), the common corner of this tract and said Lot 1; thence with Lot 1 N 82° 12' 03" W 69.62 feet to a point, the point of beginning of this

easement; thence S 27° 32' 33" W, 35.90 feet to a point; thence N 83° 11' 20" W, 74.44 feet to a point; thence N 08° 06' 34" E 17.81 feet to a point; thence N 54° 28' 50" E 25.16 feet to a point in the line of said Lot 1; thence with the line of Lot 1 S 82° 12' 03" W 68.15 feet to the point of beginning of this easement.

AREA 2: Starting from an iron rod in the common North line of Lot 1 and the within tract, being the Northwest corner of Lot 1 and the Northeast corner of the within tract; thence with the line between the tracts S 12° 19' 50" W 40.92 feet to a point in said line, the point of beginning of this easement; thence continuing with the line between the tracts S 12° 19' 50" W 84.87 feet; thence leaving the common line N77° 40' 10" 55.00 feet to a point; thence N 12° 19' 50" E 84.87 feet to a point; thence S 77° 41' 10" E 55.00 feet to the point of beginning of this easement.

Being part of the same property conveyed to Cory James Cooper, a married man by Warranty Deed from Steve Luker Trustee of the Paul Douglas Jennings Revocable Trust, dated May 7, 2014, conveyed on July 20, 2017 and filed in Instrument Number 20170725-0074942, said register's Office.

This is unimproved property located on Pleasant Hill Road, Nashville, Tennessee 37214.

The metes and bounds description set out herein is less precise than one based upon a full new survey because it recites multiple sources produced by different surveyors at different times with different levels of precision. The preparer makes no representation with respect to any matter of title, survey, tax or public benefit consequences, or the status of any undertaking by which the property is encumbered.

Witness the signature of the Grantor on May 13, 2020.

Cory James Cooper

STATE OF ~~TENNESSEE~~ Pennsylvania)
COUNTY OF ~~DAVIDSON~~ Lycoming)

Personally appeared before me, the undersigned Notary Public, the within named **Cory James Cooper**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 5-13-2020

Notary Public

My commission expires: November 2nd 2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Patrick R. Gitschlag, Notary Public
Hughesville Boro, Lycoming County
My Commission Expires Nov. 2, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

STATE OF ~~TENNESSEE~~ Pennsylvania)
COUNTY OF ~~DAVIDSON~~ Lycoming)

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

~~Affiant~~

Sworn to and subscribed before me this date: 5-13-2020

Notary Public

My commission expires: November 2nd 2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Patrick R. Gitschlag, Notary Public
Hughesville Boro, Lycoming County
My Commission Expires Nov. 2, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

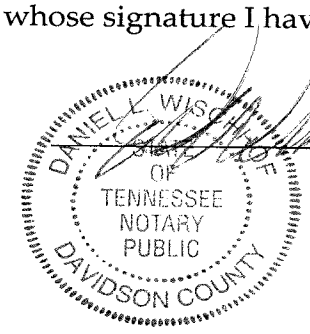
CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson, 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.

Theresa C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.