Karen Johnson Davidson County
Batch# 409669 DEEDQC
06/03/2020 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200603-0056938

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 26th day of May, 2020

NOTARY PUBLIC
My Commission Expires: 08/30/2022

ADDRESS OF NEW OWNER:

1605A Murfreesboro Rd.
Nashville, TN 37217

SEND TAX BILLS TO:
New Owner

Map & Parcel:

150-00-0-098.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Daniel Michael and Fahem Eryan,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Hope Construction, LLC,** Grantee. Said property conveyed herein is described as follows:

Tract No. 4 on Plat showing division of the land owned by Mattie Foster of Recorded in Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on Hamilton Road said point being the southeast corner of said Tract No. 4; Thence north 84 1/2 degrees W 311 feet along center of said road to a point. Said Point being the southeast corner of Lot No. 5, Thence north 3 1/2 degrees E. 873.5 feet along the east line of lot 5 to a point; Thence north 86 1/2 degrees W. along the north line of lot 5, 4 feet to a point same being the southeast corner of Tract No. 3; Thence north 3 1/2 degrees E 824.3 feet along east line of tract No. 3 to a point on an unnamed avenue or Road; Thence South 86 1/2 E 310 feet along said unnamed Avenue or Road to a point same being the northeast corner of Lot 1 in Division of Lands owned by Robert Foster; Thence south 3 1/2 degrees 1012.4 feet to a point; Thence north 86 1/2 W 290 feet to a point; Thence south 3 1/2 degrees W 335 feet to a point; thence south 86 1/2 E 210 feet to a point; Thence south 3 1/2 degrees W 75 feet to a point; Thence south 75 degrees E 92 feet to a point; Thence south 3 1/2 degrees W 257 feet to beginning corner.

Less and except that property described in Final Plat Calumet - Phase Seven of record in Plat Book 9700, Page 628, in the Register's Office of Davidson County, Tennessee and that property described in Final Plat Calumet - Phase Eight of record in Plat Book 9700, Page 736, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Daniel Michael and Fahem Eryan by deed from James T. McLean, Sr. unmarried at Instrument No. 20170523-0050915 and as corrected by Affidavit of Correction at Instrument No. 20170808-0081219, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 0 Hamilton Church Road, Antioch, TN 37013.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 26th day of May, 2020.

Daniel Michael

Fahim Eryan

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Daniel Michael and Fahim Eryan, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 26 day of May, 2020.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Amber Brandenburg, 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.

Amber Brandenburg

Signature

State of TN

County of Wilson

Personally appeared before me, Toni V. Burton, a notary public for this county and state, Amber Brandenburg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Toni V. Burton

Notary's Signature

My Commission Expires: 08/30/2022

Notary's Seal (If on paper)

