RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Ste 203
Franklin, TN 37069

File No.: RFC191444

Karen Johnson Davidson County
Batch# 415048 DEEDQC
06/15/2020 03:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200615-0061345

QUITCLAIM DEED

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
May 2, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Seasly Clark n/k/a Beth A. Ryan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF JAN. 2020

Carol DiGiore
NOTARY PUBLIC

My commission expires: 5-2-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Ryan and wife, Beth A. Ryan 8281 Greenbrier Rd Joelton, TN 37080	Michael Ryan and wife, Beth A. Ryan 8281 Greenbrier Rd Joelton, TN 37080	005-00-0-003.07

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Beth Ann Seasly Clark n/k/a Beth A. Ryan,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **Michael Ryan and wife, Beth A. Ryan, as tenants by the entirety,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A tract of land in the 14th Civil District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to Melvin A. Baker, et ux, by Robert J. John, et al, in a deed of record which is recorded in Deed Book 5746, page 46, Register's Office for Davidson County, Tennessee, and that property which was conveyed to Bonnie R. Hall McNeal Baker, et vir, by Tom G. Coleman, Jr., Trustee, in a Quitclaim Deed of record which is recorded in Deed Book 5288, page 958, Register's Office for Davidson County, Tennessee, as follows: to-wit:

Beginning at a point at the intersection of the center line of Greenbrier Road and Forbes Road (private), the northeast corner of a tract of land which belongs to George H. Montgomery, having a deed reference in Deed Book 6815, page 638, Register's Office for Davidson County, Tennessee, the southeast corner of this tract and continuing with the boundary of said tract of land which belongs to George H. Montgomery and the center of Forbes Road, as follows: N 65 degrees 20' 31" W, 305.41 feet to a point; thence N 64 degrees 44' 25" W, 30.00 feet to a point in the center of Forbes Road, in the northerly boundary of said tract of land which belongs to George H. Montgomery; thence with a new line, as follows: N 18 degrees 21' 01" E, passing a pipe (old) at 10.50 feet and continuing in all 197.20 feet to a 6 inch tree; thence, N 34 degrees 03' 20" E, 140.72 feet to an iron pin (new); thence, S 77 degrees 33' 40" E, 215.33 feet to an iron pin (old) in the westerly margin of Greenbrier Road, thence N 83 degrees 19' 58" E, 24.73 feet to a point in the center of Greenbrier Road; thence with the center of Greenbrier Road as follows: S 10 degrees 36' 01" E, 83.50 feet to a point; thence with a curve to the right, having a

radius of 373.00 feet to an arc distance of 298.36 feet and a chord bearing of S 12 degrees 18' 53" W, 290.47 feet to a point; thence S 35 degrees 13' 47" W, 42.37 feet to the point of beginning, containing 2.80 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, March 10, 1999.

Being the same property conveyed to William S. Clark and wife, Beth Ann Seasly Clark, by Quitclaim Deed from Beth Ann Seasly (now Clark) via Sam Wallace, Trustee, dated 7/16/2001, recorded 7/16/2001, of record in Instrument No. 20010716-0075152, in the Register's Office for Davidson County, Tennessee. The said William S. Clark having since died on 2/13/2006, thereby vesting title in Beth Ann Seasly Clark, as surviving tenant by the entirety.

Being the same property previoulsy conveyed to Beth Ann Seasly, unmarried, by Warranty Deed from Deborah Diane McNeill Watts and Connie Lynn McNeill Miller and William Herman McNeill, Jr., Devisees of Melvin A. Baker, Deceased, dated 5/28/1999, recorded 6/3/1999, of record in Book 11509, page 199, said Register's Office.

This is improved property more commonly known as 8281 Greenbrier Road, Joelton, TN 37080

WITNESS MY HAND, this 18th DAY OF January, 2020.

Beth Ann Seasly Clark
N/K/a Beth A Ryan
Beth Ann Seasly Clark n/k/a Beth A. Ryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **Beth Ann Seasly Clark n/k/a Beth A. Ryan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 18 DAY OF Jan 2020

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 2, 2022

Carol DiGiore
Notary Public
CAROL DiGiore
Printed Notary Name
My commission expires: 5-2-22

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022