Karen Johnson Davidson County
Batch# 415583 DEEDQC
06/16/2020 11:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200616-0061989

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 2020.

Notary Public
My Commission Expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
George L. Bartlett **7937 Stallion Drive** **Nashville, TN 37221**	**Same**	**128-00-0-141**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that William Edward Bartlett, Sr has bargained and sold, and do hereby convey, remise, release and forever quitclaim unto George L. Bartlett his heirs and/or assigns, his fifty (50%) undivided interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Property as described on Exhibit A which is attached and fully incorporated herein

This is unimproved property known as 0 Hicks Rd. Nashville, Tennessee

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 4 day of June, 2020.

William Edward Bartlett, Sr

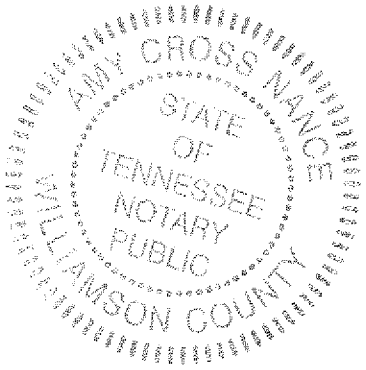
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me by audio-video communication the undersigned, a Online Notary Public in and for said County and State the within named William E. Bartlett the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on June 4 2020

Notary Public

My Commission expires 2/12/23



PROPERTY DESCRIPTION

HICKS ROAD

A tract of land in the 22nd Council District of Nashville, Davidson County, Tennessee. Being Parcel ID. 12800004100, Register's Office for Davidson County, Tennessee. And being more particularly described as follows:

Beginning at an iron pin in an existing driveway, said pin being a common corner of Richard Demoss property, as recorded in Instrument # 00000324 0000352 R.O.D.C., Tenn. And Shiloh United Primitive Baptist Church, as recorded in Instrument # 00005303 0000082 R.O.D.C. Tenn. And also being the southeasterly corner of herein described tract; thence

1. Leaving said driveway with the common line of herein described tract and Shiloh United Primitive Baptist Church, North 70º 01' 09" West , 359.43' to an iron pin in the easterly property line of George F. Bartlett & Ruby Mai Bartlett, as recorded in instrument # 00006064 0000804 R.O.D.C. Tenn.; thence

2. With the common line of herein described tract and George Bartlett property North 35º 42' 08" East, 127.06', to an iron pin; thence

3. Continuing with the common line of herein described tract and George Bartlett property, North 50º 27' 14" West, 316.94' to an iron pin in the easterly boundary line of Holt Meadows Subdivision, as recorded in Plat Bk. 4300, Pg. 174, R.O.D.C. Tenn.; thence

4. With the common line of herein described tract and Holt Meadows Subdivision, North 38º 43' 30" East, 18.32' to an iron pin; thence

5. Continuing with the common line of herein described tract and Holt Meadows Subdivision, North 37º 36' 50" East, 180.68', to an iron pin; thence

6. Continuing with the common line of herein described tract and Holt Meadows Subdivision, North 74º 02' 02" East, 154.09' to an iron pin; thence

7. Continuing with the common line of herein described tract and Holt Meadows Subdivision, North 58º 42' 25" East, 6.27' to an iron pin being the southwesterly corner of Great Tennessee Land Company LLC. Property as recorded in instrument # 20141230 0118976 R.O.D.C. Tenn.; thence

8. With the common line of herein described tract and Great Tennessee Land Company property, South 84º 42' 18" East, 533.53' to an iron pin in the westerly property line of Richard Demoss as recorded in instrument # 00000324 0000352 R.O.D.C. Tenn.; thence

Exhibit A

9. With the common line of herein described tract and Demoss property South 43º 52' 09" West, 257.90' to an iron pin being the north east corner of a second Richard Demoss tract, as recorded in instrument # 00000277 0000505 R.O.D.C. Tenn.; thence

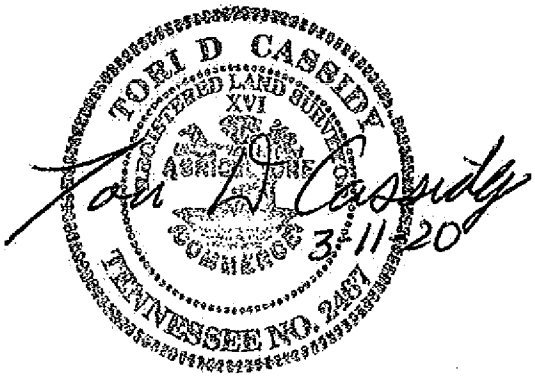
10. With the common line of herein described tract and the second Demoss tract, North 87º 35' 03" West, 230.98' to an iron pin; thence

11. Continuing with the common line of herein described tract and the second Demoss tract, South 20º 38' 54" West, 224.36' to an iron pin; thence

12. Continuing with the common line of herein described tract and the second Demoss tract, North 90º 00' 00" East, 223.95' to an iron pin in the westerly property line of the first Demoss Tract; thence

13. With the common line of herein described tract and the first Demoss tract, South 09º 48' 29" West, 198.38', to the point of beginning and containing 226,129 square feet or 5.191 Acres, more or less;

Being the same property conveyed to William Barrtlett & Reginald Bartlett as recorded in instrument # 20140404 0028353, Register's Office for Davidson County, Tennessee. As shown on Boundary Survey of parcels 12800013600 & 12800004100 Hicks Road, by Delta Associates Inc. dated 7/3/19.



I Emily Hobby do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Hobby, the bargainor(s), 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 official seal at Franklin, Tennessee, this 5th day of March, 2018.

Notary Public

My Commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY