THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 024-00-0
PARCEL: 361.00

NEW OWNER'S ADDRESS
Ruel L. Waldrep, III
4601 Brick Church Pike
Goodlettsville, TN 37072

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste. 300A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 426195 **DEEDQC**
06/25/2020 11:28:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200625-0068749

***QUITCLAIM DEED***

***FOR AND IN CONSIDERATION*** of no monetary consideration and pursuant to the Final Decree of Divorce, Docket No. 14D1686, Third Circuit Court for Davidson County, Tennessee, I, Jennifer A. Waldrep, unmarried Grantor, by these presents do hereby quitclaim and convey unto Ruel L. Waldrep, III, unmarried, Grantee, his successors and assigns all of my interest in the following described tract or parcel of land, to wit:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being a tract of land in the 3rd Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to Walter Robert Locke in DB 4205, Pg 73, RODCT more accurately described according to a survey by Tommy E. Walker R.L.S., dated 01/19/2004 as follows;**

**Beginning at an iron pin in the Easterly margin of Brick Church Pike, said pin being the most Southwest corner to herein described tract; thence with said margin N 12 21'25" W, 80.00'; thence now leaving said margin N 88 11'35"E, 278.87' to a set iron pin; thence N 74 42'05"E, 217.32' to a set iron pin; thence N 81 46'09"E, 634.02' to a set iron pin; thence N 80 32'37"E, 466.27' to a set iron pin; thence S 12 24'27"E, 149.91' to an existing iron stake; thence S 80 29'40"W, 951.78' to an existing iron pin; thence S 83 41'31"W, 140.15' to a set iron pin; thence N 89 10'50"W, 512.89' to the point of beginning.**

**This being the same property conveyed to Ruel L. Waldrep, III and wife, Jennifer A. Waldrep by Warranty Deed dated 04/28/2004 of record in Instrument Number 20040528-0063034, Register's Office for Davidson County, Tennessee.**

**Ingress/Egress Easement of record in Instrument Number: 20040528-0063032.**
**Agricultural and Livestock Easement of record in Instrument Number: 20040528-0063033.**
**Ingress/Egress Easement of record in Instrument Number: 20040528-0063035.**
**Ingress/Egress Easement of record in Instrument Number: 20040528-0063036.**

This is (X) improved property known as: 4601 Brick Church Pike, Goodlettsville, TN 37072.

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

***IN WITNESS WHEREOF*** I have hereunto set my hand on the 2nd day of June, 2020.

Jennifer A. Waldrep
Jennifer A. Waldrep

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jennifer A. Waldrep, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2020.

Christy Lane
Notary Public
My Commission Expires: 9/18/23

CHRISTY LANE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2023

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

Jennifer Waldrep
Affiant

Sworn and subscribed before me, this the 2nd day of June, 2020.

Christy Lane
Notary Public
My Commission Expires: 9/18/23

CHRISTY LANE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2023