Karen Johnson Davidson County
Batch# 434527 DEEDQC
07/10/2020 08:13:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200710-0075089

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070-0527

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
LESLIE MORRIS CLENDENIN, JR. P. O. Box 418 Goodlettsville, Tennessee 37070	Same	Map 17 Parcel 322

FOR AND IN CONSIDERATION of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged **ROY FARRAR CLENDENIN and wife, CAROLYN FAYE CLENDENIN,** have this day bargained and sold, and do hereby transfer and convey unto the said **LESLIE MORRIS CLENDENIN, JR., a married man,** his successors, heirs and assigns, certain real estate in Davidson County Tennessee, as follows:

A Tract or Parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract 3 on a survey dated October 8, 1989, by Ray G. Cole, Registered Land Surveyor, No. 924 (Job No. 89-131), as follows:

Tract 3:
Beginning at an iron pin in the Easterly margin of Greer Road, a corner to Tract No. 2 (Said point being South 31 deg. 54 min. 41 sec. East 64.84 feet to an iron pin; thence, in a Southeasterly direction on a curve having a Delta Angle of 09 deg. 10 min. 40 sec. a radius of 474,21 feet and a tangent of 38.07 feet for a distance of 75.97 feet to an iron pin; thence, South 41 deg. 05 min. 24 sec. East 14.18 feet to an iron pin; thence, South 41 deg. 05 min. 24 sec. East 47.07 feet to an iron pin; thence, in a Southeasterly direction on a curve having a Delta Angle of 08 deg. 30 min. 03 sec. a radius of 727.45 feet and a tangent of 54,06 feet for a distance of 107.93 feet to an iron pin marking the common corner of Tract No. 1 and the property conveyed to Roger D. Ferguston by deed of record in Book 7500, page 14, Register's Office for Davidson County, Tennessee; thence, with said margin of said road North 31 deg. 54 min. 41 sec. West 119.72 feet to an iron pin; thence, North 34 deg. 52 min. 31 sec. West 35.28 feet to an iron pin in the line of Tract No. 4; thence with the line of Tract 4, North 51 deg. 34 min. 28 sec. East 397.65 feet to an iron pin; thence, North 74 deg. 13 min. 20 sec. East 1,308.75 feet to an iron pin in the line of Tract No. 6; thence with the line of Tract No. 6 South 29 deg. 49 min. 13 sec. East 150.00 feet to an iron pin in the line of Tract No. 2; thence, with the line of Tract No. 2 South 73 deg. 10 min. 14 sec. West 1,288.52 feet to an iron pin; thence, South 54 deg. 58 min.

51 sec. West 401.45 feet to the point of beginning and containing 6.23 acres, more or less.

Being part of the same property conveyed to LESLIE MORRIS CLENDENIN JR. and ROY FARRAR CLENDENIN, as Co-Tenants, by Quitclaim Deed from CLENDENIN PARTNERS, a Tennessee General Partnership composed of LESLIE MORRIS CLENDENIN, JR., ROY FARRAR CLENDENIN and NANCY CLENDENIN KNIGHT, dated November 2, 2018, of record in Instrument No. 20181119-0113680, Register's Office of Davidson County, Tennessee. The said Carolyn Faye Clendenin, wife of Roy Farrar Clendenin, joins in this conveyance to convey any marital interest she may have.

RESTRICTIVE COVENANTS: THE FOLLOWING RESTRICTIVE COVENANTS WILL APPLY TO THE PROPERTIES HEREINABOVE DESCRIBED AND WILL BE COVENANTS RUNNING WITH THE LAND FOR A PERIOD OF THIRTY (30) YEARS FROM DECEMBER 18, 1989.

1. No mobile homes shall be permitted on the said property, temporarily or permanently, for any purpose.

2. Modular homes will be permitted on the said property, provided such modular home or homes are attached to a permanent foundation.

3. The foregoing Restrictive Covenants may be enforced by the Grantors or any one of them, or by the Owners of any of the Tracts, 1 thru 6, of that property known as the John Frank Galbreath property as set forth in the deed of record in Book 3804, Page 742, Register's Office for Davidson County, Tennessee, deeds to the individual lots being recorded with the original transaction.

4. The foregoing Restrictive Covenants may be enforced by injunction or damages in the Chancery or Circuit Courts for Davidson County, Tennessee.

5. If the foregoing Restrictive Covenants are violated, the violating party agrees to pay to the enforcing party, all of the enforcing party's attorneys fees, court costs and other legal expenses usual or incidental to the enforcement of these restrictions.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Subscribed and sworn to before me,
this 6 day of July, 2020.
My Commission Expires: 12/23/2020
(Affix Seal)

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

Witness our hands this 6 day of July, 2020, the bargaining parties, having caused our names to be signed hereto on said day and date.

ROY FARRAR CLENDENIN

CAROLYN FAYE CLENDENIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **ROY FARRAR CLENDENIN and CAROLYN FAYE CLENDENIN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 6 day of June, 2020.

1st July

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/23/2020

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.