Karen Johnson Davidson County
Batch# 442569 DEEDQC
07/23/2020 08:31:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200723-0080839

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Catherine Dile
1025 Hitt Lane
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same as New Owner

TAX MAP/PARCEL #
Map 25
Parcel 207.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that for and in consideration of love and affection, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, We, **Brian Cole and Lisa D. Greer,** quitclaim and convey to **Catherine Dile,** Grantee, all of our right, title and interest in and to the following described land in Davidson County, Tennessee:

Certain real property situated in the 10th Civil District of Davidson County, Tennessee, being described as Tract 2 on the survey of the Malone Property dated March 15, 1999, by Burns Consulting, Tennessee License No. 1053, and described as follows to-wit:

BEGINNING at a new iron pin, being North 41 deg. 34' 55" West, 122.36 feet from the most north-northeast corner of the Debra L. Cloud property as shown in Deed Book 9359, Page 533, Register' s Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the Most north-northeast corner of Tract 1, the most east-northeast corner of this tract, thence along the line with Tract 1, South 77 deg. 27' 50' West, 187.84 feet to a new iron pin; thence continuing along the line with Tract 1, South 79 deg. 03' 50" West, 91.20 feet to a new iron pin; thence continuing along the line with Tract 1, South 54 deg. 05' 44" West, 22.63 feet to a new iron pin; thence continuing along the line with Tract 1, South 27 deg. 49' 58" West, 162.09 feet to a new iron pin; thence continuing along the line with Tract 1, South 31 deg. 28' 11" West, 288.45 feet to a new iron pin; thence continuing along the line with Tract 1, South 58 deg. 29' 45" West, 43.20 feet to a new iron pin; thence continuing along the line with Tract 1, South 02 deg. 37' 25" East, 468.69 feet to a new iron pin; thence along a new line, South 87 deg. 22' 35" West, 435.08 feet to a new iron pin, the most south-southeast corner of Tract 3; thence along the line with Tract 3, North 02 deg. 37' 25" West, 308.61 feet to a new iron pin; thence continuing along the line with Tract 3, North 63 deg. 56' 20" East, 210.50 feet to a new iron pin; thence continuing along the line with Tract 3, North 58 deg. 29' 45" East, 279.92 feet to a new iron pin; thence continuing along the line with Tract 3, North 31 deg. 28' 11" East 274.85 feet to a new iron pin; thence continuing along the line with Tract 3, North 27 deg. 49' 58" East, 172.17 feet to a new iron pin; thence continuing along the line with Tract 3, North 54 deg. 05' 44" East, 45.28 feet to a new iron pin; thence continuing along the line with Tract 3, North 79 deg. 02' 37" East, 101.65 feet to a new iron pin; thence continuing along the line with Tract 3, North 77 deg. 27' 50" East, 173.18 feet to a new iron pin, in the western margin of Hitt Lane; thence along the western margin of Hitt Lane, South 27 deg. 17' 54" East, 48.88 feet to a point; thence continuing along the western margin of Hitt Lane, South 41 deg. 34' 55" East, 3.13 feet to the beginning, containing 5.002 acres, more or less.

The above described property is conveyed with the following 30' wide perpetual utility and ingress/egress easement through Tracts 5, 4 and 3, being described as follows, to-wit:

BEGINNING at a point, being South 14 deg. 14' 50" East, 6.89 feet from the most east-southeast corner of the James Warner property as shown in Deed Book 10727, Page 703, Register' s Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the most north-northeast corner of this easement, thence along the western margin of Hitt Lane, South 14 deg. 14' 50" East, 30.04 feet to a point; thence along a new line, South 78 deg. 36' 30" West, 191.44 feet to a point; thence continuing along a new line, South 69 deg. 45' 22" West, 132.23 feet to a point; thence continuing along a new line, South 50 deg. 13' 31" West, 72.00 feet to a point; thence continuing along a new line, South 23 deg. 57' 26" West, 213.51 feet to a point; thence continuing along a new line, South 31 deg. 02' 53" West, 163.41 feet to a point; thence continuing along a new line, South 03 deg. 07' 27" East, 45.37 feet to a point; thence continuing along a new line, South 21 deg. 02' 48" East, 86.45 feet to a point; thence continuing along a new line, South 58 deg. 29' 45" West, 30.51 feet to a point; thence continuing along a new line, North 21 deg. 02' 48" West, 9671 feet to a point; thence continuing along a new line, North 03 deg. 07' 27" West, 59.32 feet to a point; thence continuing along a new line, North 31 deg. 02' 53" East, 170.77 feet to a point; thence continuing along a new line, North 23 deg. 57' 26" East, 111.36 feet to a point; thence continuing along a new line, North 27 deg. 45' 27" East, 124.24 feet to a point; thence continuing along a new line, North 50 deg. 13' 31" East, 65.56 feet to a point; thence continuing along a new line, North 69 deg. 45' 22" East, 139.72 feet to a point; thence continuing along a new line, North 78 deg. 36' 30" East, 192.27 feet to the beginning, containing 0.632 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 03/15/99.

The above described property is conveyed subject to the following 30' wide perpetual utility and ingress/egress easement for Tract 1, being described as follows, to-wit:

BEGINNING at a point, being North 60 deg. 59' 19" East 459.07 feet from the northwest corner this Tract 2, the northeast corner of this easement, thence along a new line, South 21 deg. 02' 48" East, 75.44 feet to a point; thence along the line with Tract 1, South 02 deg. 37' 25" East, 94.93 feet to a point; thence along a new line, North 21 deg. 02' 48" West, 159.96 feet to a point; thence continuing along a new line, North 58 deg. 29' 45" East, 30.51 feet to the beginning, containing 0.081 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 03/15/99.

The foregoing description was prepared from a survey dated March 15, 1999, by William M. Burns, Registered Land Surveyor, No. 1053.

BEING the same property conveyed to Brian Cole and Lisa North by warranty deed from Brandon Walker and Lisa North, of record as Instrument 20190718-0070501, Register's Office for Davidson County, Tennessee.

This property is unimproved, and is not a residence of either Grantor, spouse or any dependent.

This is unimproved property known as 1025 Hitt Lane, Goodlettsville, Tennessee 37072.

The preparer makes no representation with respect to any matter of title, survey, tax or public benefit consequences of this conveyance, or its compliance with any undertaking by which the property is encumbered.

Witness the signature of the Grantor on July 20, 2020.

Brian Cole

Lisa D. Greer

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named **Brian Cole and Lisa D. Greer**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 7/20/2020

Notary Public

My commission expires: 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Affiant

Sworn to and subscribed before me this date: 7/20/2020

Notary Public

My commission expires: 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY