QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 452063 DEEDQC
08/06/2020 12:36:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200806-0087616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF January 20 20.

Notary Public

MY COMMISSION EXPIRES: 10/21/2023
(AFFIX SEAL)

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow LLC
6083 Shelby Avenue
Nashville, TN 37209

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rollie A. Reynolds, a married man	**NEW OWNER**	
(NAME)	(NAME)	**048-00-0-294.00**
3854 Stevens Lane,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES REYNOLDS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROLLIE A. REYNOLDS, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Tract II (Map/Parcel 48-294.00) Known as 3854 Stevens Lane

Tract A: Being a parcel of land in the 1st Civil District of Davidson County, Tennessee and located North of Stevens Lane and West of Clarksville Highway and being more particularly described as follows:

Beginning at a point on the Northerly margin of Stevens Lane, and said point being the Southwest corner of Parcel 281, and said point being the Southwest corner of the herein described property, and said point being the Southeast corner of Parcel 205 belonging to Blackman as evidenced in Deed Book 5462, Page 527 (RODCT), thence;
1) Leaving said margin and following the East line of Blackman North 04 degrees 38 minutes 20 seconds West, a distance of 30.57 feet to a point, said point being the Northwest corner of Parcel 281, and said point being the Southwest corner of Parcel 242, thence;
2) Leaving the East line of Blackman, following the South line of Parcel 242, South 89 degrees 00 minute 32 seconds East 192.38 feet to a point, said point being the Northeast corner of the herein described property, and said point being the Southeast corner of parcel 242, and said point being the Southwest corner of Parcel 241 belonging to Burton as evidenced in Deed Book 7474, Page 506 (RODCT), thence;
3) Leaving parcel 242 and severing Parcel 281, South 80 degrees 29 minutes 39 seconds East 11.68 feet to a point, said point being the Southeast corner of the property herein described and said point being on the North margin of Stevens Lane, thence:
4) With the North margin of Stevens Lane, South 85 degrees 20 minutes 57 seconds West a distance of 192.24 feet to a point, the beginning, containing 0.093 acres, more or less.

Tract B: Beginning at a point, said point being the Southwest corner of Parcel 242, and said point being the Southwest corner of the herein described property, and said point being the Northwest corner of Parcel 281, and said point being in the East line of Parcel 205 belonging to Blackman as evidenced in Deed Book 5462, Page 527 (RODCT), thence;
1) Along the East line of Blackman, North 30 degrees 39 minutes 52 seconds West a distance of 690.04 feet to a point; said point being the Northwest corner of the property herein described, and said point being the Southwest corner of Parcel 216 belonging to Proctor Family Partnership as evidenced in Deed Book 9339, Page 469 (RODCT), thence;
2) Following the South line of Parcel 216 North 56 degrees 25 minutes 00 second East a distance of 172.86 feet to a point; thence,
3) Leaving Parcel 216 and severing Parcel 242 South 55 degrees 00 minute 00 second East a distance of 148.08 feet to a point, thence;
4) Continuing to sever Parcel 242 with a curve to the right, (said curve having a delta angle of 19 degrees 54

minutes 17 seconds, a radius of 150.00 feet, a chord bearing of North 44 degrees 57 minutes 08 seconds East, and a chord length of 51.85 feet) an arc length of 52.11 feet to a point, thence;
5) Continuing to sever Parcel 242 North 54 degrees 54 minutes 17 seconds East, a distance of 10.50 feet to a point, thence;
6) Continuing to sever Parcel 242 South 35 degrees 05 minutes 43 seconds East, a distance of 50.00 feet to a point, thence;
7) Continuing to sever parcel 242 North 54 degrees 54 minutes 17 seconds East, a distance of 126.09 feet to a point, said point being the Northeast corner of the property herein described, and said point being the Northwest corner of Parcel 241 belonging to Burton as evidenced in Deed Book 7474, Page 506 (RODCT), thence;
8) Following the West line of Parcel 241, South 08 degrees 29 minutes 39 seconds East, a distance of 689.44 feet to a point, said point being the Southeast corner of Parcel 242 and said corner being the Southeast corner of the property herein described, and said point being the Southwest corner of Parcel 241, and said point also being the Northeast corner of Tract 1, thence;
9) Following the North line of Parcel 281, North 89 degrees 00 minute 32 seconds West, a distance of 192.38 feet to a point, the beginning, containing 4.907 acres, more or less.

Being the same property conveyed to Rollie Reynolds, married and James Reynolds, as tenants in common with right of survivorship by Warranty deed from Westport Development and Associates, Inc. of record in Instrument No. 20180927-0096061 Register's Office for Davidson County, Tennessee, dated September 25 2018 and recorded on September 27, 2018. (Value of consideration shown in aforementioned deed $75,000.00.) Being also known as 3854 Stevens Lane Nashville, Tennessee 37218.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3854 Stevens Lane, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 10 day of January, 2020.

James Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES REYNOLDS, the within named bargaincr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of January, 2020.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206