Karen Johnson Davidson County
Batch# 457685 **DEEDQC**
08/17/2020 08:48:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200817-0091677

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Keith and Karen Groves	Keith and Karen Groves	11-212.00
2901 Greer Road	2913 Greer Road	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **CHARLES D WILLIAMSON,** the grantor herein, does hereby Quitclaim and convey unto the said **KEITH GROVES AND KAREN GROVES, HUSBAND AND WIFE,** the Grantees herein, their successors, heirs and assigns, all of his right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Beginning at an iron pin (new), in the westerly margin of Greer Road, said iron pin being located from an iron pin (old), in the westerly margin of Greer Road, the southeast corner of Lot 2, of the Patricia Wood Lots, being a plat of record in Plat Book 8250, page 35, RODCT, S 13 deg 57' 45" W, 193.69 feet; thence, S 11 deg. 21' 30" W, 70.42 feet; thence S 08 deg. 45' 15" W, 413.95 feet; thence S 15 deg. 10' 29" W, 95.05 feet; thence S 21 deg. 35' 43" W, 23.77 feet, to the point of beginning, the northeast corner of this tract and continuing with the westerly margin of Greer Road, as follows: S 21 deg. 35' 43" W, 182.04 feet; thence with a curve to the left, having a radius of 325.00 feet, an arc distance of 27.12 feet, and a chord bearing and distance of S 19 deg. 12' 16" W, 27.11 feet; thence, S 16 deg. 48' 49" W, 166.00 feet; thence with a curve to the right, having a radius of 150.00 feet, an arc distance of 208.73 feet, and a chord bearing and distance of S 56 deg 40' 38" W, 192.29 feet to an iron pin (new), in the northerly margin of Greer Road; thence with a new line, as follows: N 11 deg. 45' 36" W, 419.64 feet to an iron pin (new); thence N 88 deg. 30' 02" W, 539.68 feet to a fence post (old), a corner of a tract of land which belongs to Gary H. Hahn, having a deed reference in Deed Book 7360, page 296, RODCT; thence with the boundary of said tract of land which belongs to Gary F. Hahn, as follows: N 12 deg. 22' 45" W, 68.70 feet to a fence post (old); thence, N 17 deg. 59' 10" W, 71.29 feet to a fence post (old); thence N 29deg. 37' 21" W, 158.72 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Gary F Hahn; thence with a new line, S 76 deg. 54' 10" E, 1052.20 feet, to the point of beginning, containing 5.55 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc. 4779 Highway 41 North, Springfield, Tennessee 37172, dated June 8, 2016.

Being the same property conveyed to Joshua Englade and Sonda Leonard by Warranty Deed from Ciara Properties, a Tennessee general partnership, dated November 27, 2017, recorded November 29, 2017, of record as Instrument No. 20171129-0121638, Register's Office for Davidson County, Tennessee and further conveyed to Sonda Leonard by Quitclaim Deed from Joshua Englade and Sona Leonard dated September ___, 2019, recorded October 10, 2019, of record as Instrument No. 20191001-0099891, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles D. Williamson, by Warranty Deed from Sonda Leonard, unmarried dated August 7, 2020 and filed for record August 10, 2020, of record in Instrument# 20200810-0088583 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is unimproved property known as 2901 Greer Road, Goodlettsville, TN 37072.

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value which ever is greater for this transfer is $0.00

Subscribed and sworn to befcre me this the 7th day of August, 2020

DONNIE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Affiant

My commission expires: 2/26/24

Notary Public

My Commission Expires

WITNESS, the said Grantor hereunder set its hand and seal this 8th day of August, 2020.

Charles D Williamson

STATE OF ALABAMA
COUNTY OF Colbert

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles D Williamson, the 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 Colbert County, ~~Tennessee~~ Alabama, this 8th day of August, 2020.

Commission Expires: 6-12-2023

Notary Public

CARRIE LYNN WILLINGHAM NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires June 12, 2023