Karen Johnson Davidson County
Batch# 476244 DEEDQC
09/15/2020 03:07:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200915-0105357

PREPARED BY AND RETURN TO:
M. Todd Jackson
Todd Jackson Law, PC
*3326 Aspen Grove Drive, Ste. 400*
*Franklin, TN 37067*
*Ph. (615) 771-5143 Fax (615) 771-5895*

| ADDRESS OF NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Eldon R. Spraker, III<br>6600 Ellesmere Rd.<br>Nashville, TN 37205 | Eldon R. Spraker, III<br>6600 Ellesmere Rd.<br>Nashville, TN 37205 |

**TAX MAP - PARCEL NUMBERS: 07.00 2.00 37.00 and 38.00**

# Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **Eldon R. Spraker, III,** has this day bargained and sold, and by these presents does hereby quitclaim and convey unto, **Eldon R. Spraker, III,** his heirs and assigns, all right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

See **Exhibit A** attached hereto.

**Being the same property conveyed to Eldon R. Spraker, III, by Quitclaim Deed from Eldon R. Spraker, III, dated February 4, 2020, recorded February 4, 2020, in Instrument No. 20200204-0013009, in the Register's Office for Davidson County, Tennessee.**

**Also being the same property conveyed to Eldon R. Spraker, III, unmarried by Warranty Deed from Leland D. Watts, married dated December 11, 2006, recorded December 12, 2006, in Instrument No. 20061212-0153422, in the Register's Office for Davidson County, Tennessee.**

**THE PURPOSE OF THIS QUITCLAIM DEED IS TO REVERT TO THE LEGAL DESCRIPTION FROM THE WARRANTY DEED IN 20061212-0153422, AND ABANDON THE LEGAL DESCRIPTION INCLUDED IN THE QUITCLAIM DEED RECORDED IN INSTRUMENT NUMBER 20200204-0013009.**

This property known as: 2850 Buena Vista Pike / O Stokers Lane, Nashville, TN 37216.

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

WITNESS MY HAND on this the 4 day of ~~August~~ Sept, 2020.

**Eldon R. Spraker, III**

STATE OF TENNESSEE COUNTY OF WILLIAMSON

On this 4th day of ~~August,~~ Sept. 2020, before me personally appeared Eldon R. Spraker, III, to me known to be the person, (or persons) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

***WITNESS MY HAND AND OFFICIAL SEAL***, this 4th day of ~~August~~ Sept, 2020.

My commission expires:
3-8-2021

PATTI ROCHA NOTARY EXPIRES TENNESSEE Mar 8, 2021 PUBLIC DAVIDSON COUNTY

Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF WILLIAMSON

***I HEREBY SWEAR OR AFFIRM*** that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

***WITNESS MY HAND AND OFFICIAL SEAL***, this the 4th day of ~~August~~ Sept, 2020.

Affiant

**SWORN TO AND SUBSCRIBED BEFORE ME**, this the 4th day of ~~August~~ Sept, 2020.

My commission expires:
3-8-2021

Notary Public (Seal)

PATTI ROCHA NOTARY EXPIRES TENNESSEE Mar 8, 2021 PUBLIC DAVIDSON COUNTY

Exhibit A

PARCEL I:

Tract I: Being the northerly part of Lot No. 15 on the Map of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract, as of record in Book 332, page 71, Register's Office for said County, described according to a survey made by Watkins and Murray Surveyors, April 18, 1947, and revised March 20, 1948, as follows:

BEGINNING on a southerly margin of Stoker's Lane at the northeast corner of the property conveyed to Gladys Sears by deed from M. H. Webb and wife, of record in Book 3533, page 418, said Register's Office; thence southwardly and parallel with the easterly margin of the new Buena Vista Pike, 95 feet, more or less, to the northerly line of the property conveyed to Lee F. Copeland and wife, by deed from T.A. Seibert and wife, of record in Book 1580, page 73, said Register's Office; thence eastwardly, with Copeland's northerly line 96.8 feet, more or less, to the southwest corner of the property conveyed to Lola Overby by deed from James T. Sanford and wife, of record in Book 4186, page 714, said Register's Office; thence with Overby's westerly line, northwardly 100 feet, more or less, to the southerly margin of Stoker's Lane; thence with said Lane, westwardly 34 feet, more or less, to the beginning.

Tract II: Land in Davidson County, Tennessee, being part of Lot No. 13 of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract of Land as of record in Book 332, page 71, said Register's Office, described as follows:

BEGINNING at a stake in the easterly margin of the New Buena Vista Highway 100 feet southerly from the southerly margin of Stokers Lane; thence North 77 degrees 40 minutes East 250 feet to the point of beginning of the herein described tract; thence with the east line of property conveyed to Dorothy W. Smith by deed from Marian Lesley of record in Book 5104, page 272, Register's Office Davidson County, Tennessee, southwardly 103 feet, more or less, to the southeast corner of Smith; thence North 77 degrees 40 minutes East 160 feet, more or less, to the southwest corner of property conveyed to Baxter Hyde, Jr. by deed from M.H. Webb and wife, Ida Nell Webb, of record in Book 5347, page 196, said Register's Office; thence with the west line of Hyde northwardly 107 feet, more or less, to a point, the northwest corner of Hyde; thence South 77 deg. 40' West 130 feet, more or less, to the point of beginning.

PARCEL II:
Tract I: Land in Davidson County, Tennessee, being part of the northerly part of Lot No. 15 on the Map of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract, as of record in Book 332, page 71, Register's Office for said County, as described according to a survey made by Watkins and Murray, Surveyors, April 18, 1947, revised March 20, 1948, as follows:

BEGINNING at a point in the southerly margin of Stoker's Lane as widened, which is 150 feet east of the intersection of the said Stoker's Lane and the easterly margin of the New Buena Vista Pike, or Highway; thence eastwardly with the southerly margin of the said Stoker's Lane 50 feet; thence southwardly parallel with the easterly margin of the New Buena Vista Pike 95 feet, more or less, to the northerly line of the property conveyed to Lee F. Copeland and wife, by deed from T. A. Seibert and wife, as of record in Book 1580, page 73, Register's Office for said County; thence westwardly with Copeland's northerly line 50 feet; thence northwardly parallel to the easterly margin of the New Buena Vista Pike, 95 feet, more or less, to the point of beginning.

Tract II: Land in Davidson County, Tennessee being part of the northerly part of Lot No. 15 on the Map of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract, as of record in Book 332, page 71, Register's Office for said County, described according to a survey made by Watkins and Murray, Surveyors, April 18, 1947, revised March 20, 1948, as follows:

BEGINNING at the intersection of the easterly margin of New Buena Vista Pike, or Highway, and the southerly margin of Stoker's Lane, as widened; thence with the southerly margin of said Stoker's Lane eastwardly 150 feet; thence southwardly parallel with the easterly margin of the New Buena Vista Pike 95 feet, more or less, to the northerly line of property conveyed to Lee F. Copeland and wife, by deed from T.A. Seibert and wife, as of record in Book 1580, page 73, said Register's Office; thence westwardly with Copeland's northerly line 150 feet to the easterly margin of New Buena Vista Pike; thence with the margin of said Pike northwardly 93 feet, more or less, to the beginning.