Karen Johnson Davidson County
Batch# 476899 DEEDQC
09/16/2020 11:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200916-0105740

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **William D Mason Sr., a married man, and Yolanda M. Henderson, a married woman** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **William D. Mason, Jr. and wife, Dawn M. Mason,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

See Attached Exhibit A

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument Number **20161209-0129462** in said Register's Office. Grantors warrants that this property is not their primary residence.

IN TESTIMONY WHEREOF we have executed this instrument the 10th day of **September, 2020.**

William D Mason, Sr.

Yolanda M. Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **William D Mason Jr. and Yolanda M. Henderson** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of **September, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 10th day of **September, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**4421 Clarksville Pike** **Nashville, TN 37218**
TAX PARCEL NO.:	05800011200
PROPERTY OWNER:	**William D. Mason, Jr. and wife, Dawn M. Mason**
OWNER'S ADDRESS:	**4421 Clarksville Pike** **Nashville, TN 37218**
MAIL TAX BILLS TO:	**Owner at owner's address**

Exhibit A:

Delle Land Surveying Company, Inc.

1104 Pardue Rd, Ashland City, TN 37015
Ph. # 615-642-9146
Email~delleland@comcast.net

Deed Description
4421 Clarksville Pike
Tract 1A

Beginning a concrete monument in the western right of way of Clarksville Pike at the southeastern corner of the herein described parcel being part of Tract 1 in Plat book 8250 Page 133 RODC and being the northeastern corner of the Larry Jones property as described in Instrument 20020201-0014663 RODC;

Thence, leaving said right of way, South 69 degrees 03 minutes 37 seconds West, 3.00 feet to an iron rod at a fence corner;

Thence, generally with a fence line, North 86 degrees 41 minutes 36 seconds East, 492.49 feet to an iron rod set;

Thence, with a new dividing line through Tract 1, North 12 degrees 30 minutes 56 seconds East, 222.28 feet to an iron rod at the southwestern corner of the Willian Mason property as described in Instrument 20161206-0128063 RODC and Tract 2 in Plat book 8250 Page 133 RODC;

Thence, with Tract 2, North 86 degrees 20 minutes 36 seconds East, 367.00 feet to an iron rod in the western right of way of Clarksville Pike;

Thence, with said right of way being a curve to the left having a Delta Angle of 14 degrees 19 minutes 37 seconds, a Radius of 997.00 feet, an Arc Length of 249.30 feet, a Chord Bearing of South 16 degrees 06 minutes 48 seconds East and a Chord Length of 248.65 feet to an iron rod;

Thence, South 20 degrees 56 minutes 23 seconds East, 30.90 feet the point of beginning and containing 102,966 square feet or 2.264 acres according to a survey by Steven D. Delle TN RLS # 1710, with Delle Land Surveying Co. on 08-28-2020.

Delle Land Surveying Company, Inc.

1104 Pardue Rd, Ashland City, TN 37015
Ph. # 615-642-9146
Email~delleland@comcast.net

Deed Description
4421 Clarksville Pike
Tract 1B

Beginning a concrete monument in the western right of way of Clarksville Pike at the southeastern corner of Tract 1 in Plat Book 8250 Page 133 RODC and being the northeastern corner of the Larry Jones property as described in Instrument 20020201-0014663 RODC;

Thence, leaving said right of way, South 69 degrees 03 minutes 37 seconds West, 3.00 feet to an iron rod at a fence corner;

Thence, generally with a fence line, North 86 degrees 41 minutes 36 seconds West, 492.49 feet to an iron rod set at the southeastern corner of the herein described parcel; being THE TRUE POINT of BEGINNING;

Thence, continuing generally with a fence, North 86 degrees 41 minutes 36 seconds West, 193.04 feet to an iron rod in the eastern line the Temple Baptist Church Inc. property as described in Deed Book 11591 Page 370 RODC;

Thence, with the Church, North 06 degrees 54 minutes 46 seconds East, 233.78 feet to an iron rod;

Thence, North 48 degrees 38 minutes 50 seconds East, 266.22 feet to an iron rod at the northwestern corner of the Willian Mason property as described in Instrument 20161206-0128063 RODC and Tract 2 in Plat Book 8250 Page 133 RODC;

Thence, with Tract 2, South 03 degrees 39 minutes 24 seconds East, 202.51 feet to an iron rod;

Thence, with a new line though Tract 1, South 12 degrees 30 minutes 56 seconds West, 222.28 feet to the point of beginning and containing 67,564 square feet or 1.551 acres according to a survey by Steven D. Delle TN RLS # 1710, with Delle Land Surveying Co. on 08-28-2020.

Certificate of Authenticity

I, Venikka Branch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021