Karen Johnson Davidson County
Batch# 476899 DEEDQC
09/16/2020 11:07:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200916-0105741

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 Jr., a married man** Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **William D. Mason, Sr. and married man, and Yolanda Mason Henderson, a married woman** (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 **20161206-0128063** 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, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **William D Mason Jr.** 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:	**4423 Clarksville Pike** **Nashville, TN 37218**
TAX PARCEL NO.:	05800020800
PROPERTY OWNER:	**William D. Mason, Sr. and Yolanda Mason Henderson**
OWNER'S ADDRESS:	**4423 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
4423 Clarksville Pike
Tract 2A

Beginning an iron rod in the western right of way of Clarksville Pike at the southeastern corner of the herein described parcel being part of Tract 2 in Plat Book 8250 Page 133 RODC and being the northeastern corner of the William Mason property as described in Instrument 20161209-0129462 RODC being Tract 1 in Plat book 8250 Page 133 RODC;

Thence, leaving said right of way, with the line between Tracts 1 & 2, South 86 degrees 20 minutes 36 seconds West, 367.00 feet to an iron rod;

Thence, North 03 degrees 39 minutes 24 seconds West, 100.01 feet to an iron rod set;

Thence, with a new line through Tract 2, North 86 degrees 55 minutes 37 seconds East, 362.78 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 05 degrees 32 minutes 35 seconds, a Radius of 997.00 feet, an Arc Length of 96.45 feet, a Chord Bearing of South 06 degrees 10 minutes 43 seconds East and a Chord Length of 96.42 feet to the point of beginning and containing 35,741 square feet or 0.821 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
4423 Clarksville Pike
Tract 2B

Beginning an iron rod in the western right of way of Clarksville Pike at the northeastern corner of the herein described parcel being part of Tract 2 in Plat Book 8250 Page 133 RODC and being the southeastern corner of the Temple Baptist Church Inc. property as described in Deed Book 11591 Page 370 RODC;

Thence, with said right of way being a curve to the left having a Delta Angle of 02 degrees 57 minutes 44 seconds, a Radius of 997.00 feet, an Arc Length of 51.546 feet, a Chord Bearing of South 01 degrees 55 minutes 33 seconds East and a Chord Length of 51.54 feet to an iron rod;

Thence, leaving said right of way, with a new line through Tract 2, South 86 degrees 55 minutes 37 seconds West, 115.22 feet to an iron rod in the original north line of Tract 2;

Thence, North 07 degrees 57 minutes 37 seconds East, 52.50 feet to an iron rod;

Thence, North 86 degrees 55 minutes 37 seconds East, 106.20 feet to the point of beginning and containing 5,705 square feet or 0.131 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
4423 Clarksville Pike
Tract 2C

Beginning an iron rod in the western right of way of Clarksville Pike at the southeastern corner of the original Tract 2 and the northeastern corner of Tract 1 in Plat Book 8250 Page 133 RODC;

Thence, leaving said right of way, with the line between Tracts 1 & 2, South 86 degrees 20 minutes 36 seconds West, 367.00 feet to an iron rod;

Thence, North 03 degrees 39 minutes 24 seconds West, 100.01 feet to an iron rod set at THE TRUE POINT of BEGINING;

Thence, continuing with the line between Tracts 1 & 2, North 03 degrees 39 minutes 24 seconds West, 102.50 feet to an iron rod in the south line of the Temple Baptist Church Inc. property as described in Deed Book 11591 Page 370 RODC;

Thence, with the Church, North 48 degrees 38 minutes 50 seconds East, 17.79 feet to an iron rod;

Thence, South 38 degrees 07 minutes 30 seconds East, 138.66 feet to an iron rod;

Thence, with a new line through Tract 2, South 86 degrees 55 minutes 37 seconds West, 92.56 feet to the point of beginning and containing 5975 square feet or 0.137 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