QUITCLAIM DEED

Karen Johnson
Batch# 484089
09/28/2020 10:38:01 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20200928-0111103

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

State of Tennessee
County of Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES: ____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chen Ken Karger & Michelle L. Hughes	Chen Ken Karger	159-00-0-027.00
(NAME)	(NAME)	
1300 Old Hickory Blvd.	1300 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Chen Ken Karger, hereinafter called the Grantor(s), have quitclaimed unto Chen Ken Karger and Michelle L. Hughes, as joint tenants with rights of survivorship, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in Davidson County, Tennessee, being parts of lots Nos. 2, 3 and 4 on the plan of William B. Carpenter's Lands, as of record in Plan Book 2, Page 91, of the Chancery Court at Nashville and described according to a survey made by William Collier Parrish Associates, Engineers, dated May 4, 1960, as follows:

Beginning at a spike in the center of Old Hickory Boulevard 692 feet east of a spike in the center of said Boulevard located at the southwest corner of the property conveyed to Robert W. Smith by deed from John H. McCann, of record in Book 2293, Page 13, Register's Office for Davidson County, Tennessee; thence North 15 degrees East passing through an old cemetery 892.8 feet to an iron stake; thence South 75 degrees East 203 feet to an iron stake; thence South 5 degrees 35' West 535.3 feet; thence South 30 degrees 42' West 381.1 feet to the center of Old Hickory Boulevard; thence with the center of said Boulevard westwardly 189.15 feet to the beginning, containing 5 acres, more or less.

Being the same property conveyed to Chen Ken Karger, single man, by Warranty Deed from Eddy A. Brown and wife, Anna D. Brown, dated October 30, 2019, of record in Instrument No. 20191105-0114056, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1300 Old Hickory Blvd., Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 23rd day of SEPTEMBER, 2020.

Chen Ken Karger

State of Tennessee
County of Williamson

Personally appeared before me, Chen Ken Karger, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of September, 2020.

Notary Public
My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

RETURN TO:
Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

File No.: 30131