Karen Johnson Davidson County
Batch# 493609 DEEDQC
10/09/2020 03:42:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201009-0117862

QUITCLAIM DEED



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ None

Subscribed and sworn before me this the 9 day of October 2020

Lisa Ann Tanksley
Affiant

NOTARY PUBLIC: Richard Hedgepath

My commission expires: 03-09-2023

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Issac E. Tanksley, Jr., and Wife, Lisa Ann Tanksley	Same	048-00-0-011.00 & 048-00-0-012.00
104 Loan Oak Dr.		
Dickson, TN 37055		

FOR AND IN CONSIDERATION of One Dollar ($1.00), and for and in further consideration, I, Issac E. Tanksley, Jr., hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey unto Issac E. Tanksley, Jr., and Wife, Lisa Ann Tanksley, as tenants by the entirety, hereinafter referred to as Grantees, their successors and assigns, all of my right, title, and interest in and to the following described tract of land in Davidson County, Tennessee:

TRACT NO. I:
BEGINNING at an iron pin in the southwesterly margin of State Highway 112 (Clarksville Highway) at the northeasterly corner of the property conveyed to Garland C. Hutton and wife, by deed of record in Book 2797, Page 4, said Register's Office, and running thence along Hutton's northwesterly line S 52° W, 204.5 feet to Hutton's northwesterly corner; thence S 34° 30 E, 128 feet to Hutton's southwesterly corner; thence S 66° 30 W, 174 feet to the center of Dry Fork Road; thence along the center of Dry Fork Road, N 20° W, 100 feet and N 23° W, 80 feet to the southwesterly corner of Tract No. 2 described below; thence along the southeasterly line of said Tract No. 2, N 48° E, 330 feet to the southeasterly corner of said Tract No. 2 in the southwesterly margin of State Highway 112 (Clarksville Highway), thence along the same, S 30° E, 110.5 feet to the beginning.

TRACT NO. II:
BEGINNING at an iron pin in the southwesterly margin of State Highway 112 (Clarksville Highway) at the southeasterly corner of property conveyed to Tom Resha and wife, by deed of record in Book 2399, Page 557, said Register's Office, and running thence along Resha's southeasterly line, S 53° 10 W, 333 feet to the center of Dry Fork; thence along the center of Dry Fork Road southeasterly 133 feet to the northwesterly corner of Tract No. 1 described above; thence along the northwesterly line of said Tract No. 1, N 48° E, 330 feet to the southwesterly margin of State Highway 112 (Clarksville Highway); thence along the same, N 38° W, 105 feet to the beginning.

TRACT NO. III:
BEGINNING on the southwesterly margin of State Highway 112 (Clarksville Highway) at the southeast corner of the property conveyed to Garland C. Hutton and wife by deed of record from Howard and wife, of record in Book 2804, Page 164, said Register's Office; thence with said Hutton's southern boundary line S 52° W, 204.5 feet, thence with said Hutton's eastern boundary line S 34° 30 E, 128 feet; thence N 66° 30 E, 219 feet to the southwesterly margin of State Highway 112 (Clarksville Highway); thence with the same N 38° W, 183 feet to the beginning.

Being the same property conveyed to Issac E. Tanksley, Jr., by warranty deed from Charlie LaRue ands Michael LaRue House Moving, a joint proprietorship, as of record as Instrument No. 20151217-0127088 in the Register's Office for Davidson County, Tennessee.

This is improved property known as:**0 & 5019 Clarksville Pike, Whites Creek, TN 37189.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Tax Map, Register's Office for Davidson County, TN.
2. Sewer easement as recorded in Book 7690, Page 252 and Book 7461, Page 904, Register's Office for Davidson County, TN

Witness my hand this 7 day of October 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Issac E Tanksley Jr

ISSAC E. TANKSLEY, JR. - Grantor

RICHARD HEDGEPATH JR
DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ISSAC E. TANKSLEY, JR.,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of October 2020.

NOTARY PUBLIC: Rachel Clapp

My commission expires: 03-07-2023