Karen Johnson Davidson County
Batch# 499200 DEEDQC
10/20/2020 11:22:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201020-0121976

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

CRT FILE: 200930714

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 19th day of October, 2020.

Notary Public

My Commission Expires:

SHIRA KINCREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES: SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carey Dincauze and Eric Dincauze 5210 Pine Hill Road Nashville, TN 37221	New Owner	154 00 0 118.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Carey B. Stevens now known as Carey Dincauze, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Carey Dincauze and Eric Dincauze, wife and husband,** their heirs and assigns, all of their rights, title and interest in the real property in the County of DAVIDSON, State of Tennessee, and more particularly described as follows:

Land in the 9th Civil District, beginning at an iron rod in the East line of Pinkerton, Book 2033, Page 174, being North 28 deg. 21 min. 37 sec. East at 406.08 feet from his Southeast corner, then with said line, North 28 deg. 21 min. 37 sec., East, 85.00 feet to an iron rod in a fence, then with a existing fence, South 88 deg. 40 min. 45 sec. East, 204.10 feet to a post, North 67 deg. 58 min. 32 sec. East, 34.47 feet to a post, North 37 deg. 31 min. 16 sec. East, 97.25 feet to a post, North 11 deg. 15 min. 49 sec. East, 54.14 feet to a point in fence, North 06 deg. 20 min. 07 sec. East, 542.21 feet to an iron rod East of fence, then South 71 deg. 26 min. 23 sec. East, 620.62 feet running with the fence after about 100 feet, with Pinkerton to an iron rod, then with Sanders, South 16 deg. 04 min. 51 sec. West, 513.21 feet to an iron rod in the center of an easement leading Easterly to Griffith Road, then with the center of said easement, South 79 deg. 08 min. 48 sec. West, 42.13 feet, South 63 deg. 21 min. 44 sec. West, 37.33 feet, South 54 deg. 44 min. 35 sec. West 51.22 feet, South 46 deg. 27 min. 09 sec. West, 182.18 feet to the center of a turnaround, then leaving easement, North 78 deg. 54 min. 44 sec. West, 615.06 feet to the beginning; containing 10.00 acres more or less according to a survey by P. Anthony Chapdelaine, Jr. dated 3/6/84, and according to survey dated July 5, 1991 by John Kohl & Company, 400 7th Avenue S., Nashville, TN License #100.

Together with a non-exclusive permanent easement or right-of-way over the existing gravel road from Griffith Road to the land conveyed, said existing gravel road crossing the land of the grantor, for the

enjoyment of the buyers, their heirs, successors and assigns to pass with or without vehicles for ingress and egress to lands sold. Grantors have heretofore granted to other easements to use the existing roadway and Grantor will in the future grant similar common easements to others. Further, Grantors reserve to themselves, their heirs, executetors, administrators, personal representatives, assigns, successors and permitees an easement across the land conveyed, the width of the existing roadway and further, the required width of the roadway which may be built in the future, the center line of which would be the center line of the existing roadway, widened to meet the specifications necessary to dedicate the road as a public way. This easement shall be perpetual and shall run with the land.

Being the same property conveyed to Carey B. Stevens, unmarried by Warranty Deed from Russell T. Cook, unmarried and Shannon Huntley, unmarried, of record in Instrument No. 20000301-0019992, in the Register's Office of Davidson County, Tennessee, dated February 24, 2000 and recorded on March 01, 2000.

Carey B. Stevens NKA Carey Dincauze being one and the same person.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of October 2020.

Carey B. Stevens NKA Carey Dincauze

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Carey B. Stevens NKA Carey Dincauze**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of October 2020.

Notary Public
My Commission Expires: _____