Prepared by:
615 Title, LLC
807 Bradford Ave.
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 505326 DEEDQC
10/30/2020 01:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201030-0126984

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me this 28th day of October, 2020.

Notary Public
My commission expires: 6/13/2022

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Troy A. Harper	Troy A. Harper	
2249 Crocker Springs Rd	2249 Crocker Springs Road	02300016300
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Troy Harper, a married man**, hereinafter referred to as Grantor(s), by these presents, do quitclaim and convey all of his right, title and interest unto, **Troy Harper and Sarah J. Harper husband and wife**, hereinafter referred as, the Grantee(s), in and to the following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 1st Councilmanic District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin {old) in the westerly margin of Crocker Springs Road, the southeast corner of a tract of land which belongs to David R. Settles, having a deed reference in Deed Book 7983, page 570, R.O.D.C., TN the northeast corner of this tract and continuing with the margin of Crocker Springs Road, as follows: S 34 deg. 30' 38" E, 24.12 feet to an iron pin (old); thence, S 69 deg. 20' 02" W, 5.00 feet to an iron pin (old); thence, S 20 deg. 39' 58" E, 32.55 feet to an iron pin (old); thence with a curve to the left, having a radius of 877.00 feet, an arc distance of 205.15 feet, and a chord bearing of S 29 deg. 24' 12" E, 204.68 feet to an iron pin (old), in the westerly margin of Crocker Springs Road; thence with a new line, as follows: S 00 deg. 33' 08" W, 197.94 feet to an iron pin (new); thence, S 36 deg. 46' 02" E, 495.92 feet to an iron pin (new); thence, S 39 deg. 02' 06"

W, 175.93 feet to an iron pin {new); thence, S 72 deg. 40' 31" W, 193.37 feet to an iron pin (new); thence, N 24 deg. 16' 00" W, 354.64 feet to an iron pin (new), thence, N 10 deg. 07' 43" W, 380.59 feet to an iron pin (new); thence, N 46 deg. 39' 48" W, 153.85 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to David R. Settles, thence, N 43 deg. 20' 12" E, 297.38 feet to the point of beginning, containing 5.70 acres, more or less, and shown as Tract 4, as surveyed by Steven E. Artz, dated May 21, 2001, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172

Being the same property conveyed to Troy Harper, by Special Warranty Deed from FARM CREDIT SERVICES OF MID-AMERICA, FLCCA, of record in Instrument No. 20130429-0042266 Register's Office for Davidson County, Tennessee. Sarah J. Harper wife of Troy Harper joins in this conveyance to convey her interest, if any, the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2249 Crocker Springs Road, Goodlettsville, TN 37072.**

Witness my/our hands this 29 day of October 2020.

Troy Harper **Sarah J. Harper**

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 **Troy Harper and Sarah J. Harper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October , 2020.

D. Shayne Adair, Notary Public
State of Tennessee at Large

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 06/13/2022

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

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 D. Shayne Adair, 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 herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY