Karen Johnson Davidson County
Batch# 516640 DEEDQC
11/13/2020 01:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201113-0134396

PREPARED BY:
M. ROBB THOMPSON, ATTORNEY
222 Second Avenue North
Washington Square, Suite 210
Nashville, TN 37201

FROM: LEE MICHAEL EARPS

TO: ERICA LYNN EARPS

Send Tax Statements To:

ERICA LYNN EARPS
7874 Highway 100
Nashville, TN 37221

Map and Parcel No:
114-017.00

QUITCLAIM DEED

Pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Fourth Circuit Court of Davidson County, Tennessee. I, **Lee Michael Earps,** hereby transfer and by these presents do remise, release and quitclaim unto, **Erica Lynn Earps**, his heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, 7544 Old Charlotte Pike, Nashville, Tennessee.

A tract of land in the 35th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, lying along the Northerly right-of-way line of Old Charlotte Pike, being a portion of parcel 17.00 on Davidson County Tax Map No. 114 and being more particularly described according to a survey prepared by James Terry & Associates, job number 2012-092, dated October 26, 2012 and proceeding as follows:

Beginning at an iron rod (found) on the Northerly right-of-way line of Old Charlotte Pike, said iron rod being the Southwesterly property corner of a tract of land conveyed to Charles D. Rayburn etux as of record in Book 8234, Page 115, Register's Office for Davidson County, Tennessee; said iron rod also being the most Southeasterly property corner of the herein described tract; thence,

1. With the Northerly right-of-way line of Old Charlotte Pike, South 73

degrees 43 minutes 00 seconds West, 50.00 feet to an iron rod (set); thence,

2. Leaving said Northerly right-of-way line and with a new severance line through which this tract is a part of, North 16 degrees 46 minutes 56 seconds West, 374.08 feet to an iron rod (set); thence,
3. South 73 degrees 31 minutes 06 seconds West, 160.16 feet to an iron rod (set); thence,
4. North 16 degrees 09 minutes 52 seconds West, 428.65 feet to an iron rod (set); thence,
5. North 73 degrees 31 minutes 06 seconds East, 415.65 feet to an iron rod (set) in the existing fence line along Westerly property line of a tract of land conveyed to Ruth Hoover and Nancy Knox as of record in Instrument No. 20010404-0032742, Register's Office for Davidson County, Tennessee; thence,
6. Generally, with the existing fence line, the Westerly property line of said Hoover and Knox, in part, South 15 degrees 30 minutes 24 seconds East, 541.19 feet to an iron rod (set) at the Northeasterly property corner of the aforementioned Charles D. Rayburn etux property; thence,
7. With the Northerly property line of said Rayburn, South 73 degrees 31 minutes 06 seconds West, 198.07 feet to an iron rod (found) at the Northwesterly property corner of said Rayburn; thence,
8. With the Westerly property line of said Rayburn, South 16 degrees 46 minutes 56 seconds East, 261.78 feet to the point of beginning and containing 218,238 square feet or 5.010 acres, more or less, as calculated by the above courses and distances.

Being a portion of the same property conveyed to Patricia L. Robertson and husband, Donald F. Robertson by Quitclaim Deed from Patricia L. Robertson of record in Instrument No. 20121128-0109371 Register's Office for Davidson County, Tennessee dated November 28, 2012 and recorded on November 28, 2012. The said Donald F. Robertson is now deceased, leaving the said Patricia L. Robertson as the sole tenant by the entirety.

Being a portion of the same property conveyed to Tara Russell, unmarried woman, Lee Earps and Erica Earps, Husband and Wife by General Warranty Deed from Patricia L. Robertson of record in Instrument No. 20190924-0096979 Register's Office for Davidson County, Tennessee dated September 24, 2019.

WITNESS my hand this, the 28 day of May, 2020.

LEE MICHAEL EARPS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **LEE MICHAEL EARPS**, the bargainor, with whom I am personally acquainted (or who identified himself 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 seal, at the office, this the 28th day of May, 2020.

Andrea Baker
NOTARY PUBLIC

My Commission Expires: 1/3/2022

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(A).

ANDREA BAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter
Notary Signature

My Commission Expires: January 10, 2023

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