THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 024-00-0
PARCEL: 031.00

NEW OWNER'S ADDRESS AND
SEND TAX BILLS TO:
Ruel L. Waldrep, III
4601 Brick Church Pike
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 537000 DEEDQC
12/17/2020 10:39:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201217-0149321

QUITCLAIM DEED

PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH HAVING BEEN DONE.

FOR AND IN CONSIDERATION of no monetary consideration and pursuant to the Final Decree of Divorce, Docket No. 14D1686, Third Circuit Court for Davidson County, Tennessee, I, Jennifer A. Waldrep, unmarried, Grantor, by these presents do hereby quitclaim and convey unto Ruel L. Waldrep, III, unmarried, Grantee, his successors and assigns all of my interest in the following described tract or parcel of land, to wit:

Being a tract of land in the of Davidson County Tennessee, described according to a survey by Tommy E. Walker, R.L.S., dated 01/19/04 as follows:

Beginning at an iron pin in the Easterly margin of Brick Church Pike, said pin being the most Southwest corner to herein described tract; thence with said margin N 12 ° 21' 25" W, 22.64'; thence N 14° 07' 22" W, 173.60' to a set iron pin in the margin of Brick Church Pike and the centerline of an old road; thence now leaving said margin with the center of an old road S 24° 10' 59" E, 146. 64' to a set iron pin in center of old road bed; thence N 87 ° 37' 34" E, 143.00' to an existing power pole; thence S 87 ° 52' 26" E, 111.30' to a point; thence N 74 ° 58' 48" E, 218.75' to an old wood fence post; thence N 81 ° 46' 09" E, 499.95' to a set iron pin; thence N 08° 42' 36" E, 407.55' to a 40" tree in a fence line; thence N 41 ° 18' 09" E, 267.30' to an existing stone at a corner fence post; thence S 51° 30' 00" E, 374.89' to a stone at a corner fence post; thence S 12° 24' 27" E, 331.27' to a set iron pin; thence S 80° 32' 37" W, 466.27' to a set iron pin; thence S 81° 46' 09" W, 634.02' to a set iron pin; thence S 74° 42' 05" W, 217.32' to a set iron pin; thence S 88° 11' 35" W, 278.87' to the point of beginning.

This parcel is subject to the following 15' drive-way easement:

Said easement being 7.5' either side & parallel to herein described centerline: beginning at a point in the center of a concrete drive, said point being N 88° 11' 35" E, 269.09' from the Southwest corner of the above described tract; thence N 61° 50' 43" E, 110.83'; thence N 77° 33' 43" E, 65.64'; thence S 89° 54' 14" E, 116.96' to the end of said easement.

This being the same property conveyed to Jennifer A. Waldrep and husband, Ruel L. Waldrep, III by Quitclaim Deed dated 01/05/2012 from Carla J. Lock of record in Instrument Number 20120109-0001957 and to Jennifer A. Waldrep and husband, Ruel L. Waldrep, III by Quitclaim Deed dated 11/01/2011 from Carla J. Lock of record in Instrument Number 20111103-0085901, Register's Office for Davidson County, Tennessee.

This is (X) unimproved property known as: 4603 Brick Church Pike, Goodlettsville, TN 37072.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 9th day of December, 2020.

Jennifer A Waldrep
Jennifer A. Waldrep

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jennifer A. Waldrep, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2020.

Tammy D Mellons
Notary Public
My Commission Expires: 1/8/2024

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Affiant

Sworn and subscribed before me, this the 9th day of December, 2020.

Tammy D Mellons
Notary Public
My Commission Expires: 1/8/2024

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY