(1)

Karen Johnson Davidson County
Batch# 538376 DEEDQC
12/18/2020 02:33:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201218-0150457

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00
Affiant: X

Subscribed and sworn before me, this the 14th day of December, 2020.

Notary Public:
My Commission Expires:

ADDRESS OF NEW OWNER:
NashGibson LLC
1115 Gibson Dr.
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
051-07-0-061.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **Linda Wakefield Smith Marchetti formerly known as Linda Wakefield Smith, unmarried,** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **NashGibson LLC, a Tennessee limited liability company,** (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land lying and being in Davidson County, Tennessee. The property is more particularly described as follows:

PARCEL NO. 1: Land in Davidson County, Tennessee, being a part of Parcel "C" as shown on the Plan of Stratton Heights, as of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING on the westerly margin of the L. & N. Railroad right-of-way, 298.8 feet northwardly from the intersection of said right-of-way and the northerly margin of the Due West Avenue; thence North 87° 32' West 141 feet, more or less, to the easterly margin of Gibson Drive; thence North 16° 22' East, with the same, 125 feet to a stake; thence West 144 feet, more or less, to a stake in the westerly margin of the L. & N. Railroad right-of-way; thence with the same, South 18° 19' West 125 feet to the beginning.

INCLUDED in the above described tract or parcel of land but expressly excluded from this conveyance is the following described tract or parcel of land that was conveyed to Marvin G. Nash and wife, Beulah D. Nash, by Quitclaim Deed from Charles T. Wakefield and wife, Mary Wakefield, dated October 23, 1981, of record in Book 5812, page 769, Register's Office for Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being a part of Parcel "C" as shown on the Plan of Stratton Heights, as of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point on the easterly margin of Gibson Drive, being the southwest corner of Grantors' property; thence with the common property line of Grantors' property and that property owned by Marvin G. Nash and wife, Beulah D. Nash, by deed of record in Book 3129, page 307, Register's Office for Davidson County, Tennessee, South 87°32' East 71.0 feet to a point; thence 72.78 feet in a straight line to a point in the easterly margin of Gibson Drive, being North 16°22' East 16.0 feet from the point of beginning; thence South 16°22' West 16.0 feet to the beginning.

PARCEL NO. 2: Land in Davidson County, Tennessee, being a part of Parcel "C" as shown on the Plan of Stratton Heights, as of record in Book 1835, page 13, Register's Office for Davidson County, Tennessee, more particularly described follows:

BEGINNING at a point on the westerly margin of the L. & N. Railroad right-of-way, 282.8 feet northerly from the intersection of said right-of-way and the northerly margin of Due West Avenue; along said right-of-way to a point; thence North 18° 19' 16 feet East to the common boundary of a parcel conveyed to Charles T. Wakefield and wife, Mary Wakefield, as recorded in Book 2295, page 409, Register's Office for Davidson County, Tennessee; thence along said common boundary North 87° 32' West 71.0 feet to a point; thence in a straight line 72.78 feet to the beginning point which is South 18° 19' West from the intersection of said common boundary along the L. & N. Railroad right-of-way, thence North 18° 19' East 16.0 feet to the beginning.

Being the same property conveyed to Linda Wakefield Smith, unmarried, by Warranty Deed from Charles T. Wakefield et ux, Mary Wakefield, dated October 23, 1991, of record in Book 8472, page 985, Register's Office for Davidson County, Tennessee.

This property is commonly known as: 1115 Gibson Dr., Madison, TN 37115.

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.

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

IN WITNESS WHEREOF, this document was executed this 14th day of December, 2020.

Linda Wakefield Smith Marchetti

Linda Wakefield Smith Marchetti

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Linda Wakefield Smith Marchetti,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

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

NOTARY PUBLIC

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024