QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 542740 DEEDQC
12/28/2020 11:12:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201228-0153507

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew W. Konyn	Pinnacle Bank	067-00-0-124.00
(NAME)	(NAME)	
4939 Old Hydes Ferry Pike	150 3rd Ave South Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,I, John W. Parker, Trustee of The Jennifer M. Parker Family Trust and Trustee of The Elizabeth T. Parker Family Trust, hereinafter called the Grantor(s), have quitclaimed unto **Matthew W. Konyn and Jennifer P. Konyn,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described according to a Boundary Plat made by William M. Keel, Registered Land Surveyor, No. 990, dated February, 1987, as follows:

Beginning at an iron pin in the southerly margin of Old Hydes Ferry Pike, said pin being referenced from a spike in the intersection of the centerline of Old Hydes Ferry Pike, with the centerline of Old Hickory Boulevard (in the Scottsboro Community) as follows:

Beginning at said spike in the intersection of the centerline of Old Hydes Ferry Pike with the centerline of Old Hickory Boulevard thence; South 87 degrees 55 minutes 00 seconds East, 511.80 feet to a point in the centerline of Old Hydes Ferry Pike thence; South 81 degrees 00 minutes East, 82.40 feet to a point in the centerline of Old Hydes Ferry Pike thence; South 6° 47' 30" West, 15.49 feet to an iron pin, the point of beginning of this survey.

Thence, S 6° 47' 30" W, 66.42 feet to an iron pin thence; S 7° 54' 24" W, 110.37 feet to an iron pin thence; S 48° 45' 43" E, 174.26 feet to an iron pin thence; S 10° 08' 38" W, 461.37 feet to an iron pin thence; S 67° 17' 56" E, 405.20 feet to an iron pin thence; N 6° 39' 29" E, 815.49 feet to an iron pin in the southerly margin of Old Hydes Ferry Pike thence; with the southerly margin of Old Hydes Ferry Pike, N 78° 57' 56" W, 338.36 feet to an iron pin thence; continuing with said margin, along a curve to the left (L = 3° 59' 38"; R = 2368.48 feet) a distance of 165.09 feet to the point of beginning, containing 7.33 acres, more or less.

Being the same property conveyed to Joseph H. Parker and wife, Marianne P. Parker from James W. Stewart and Roy W. Parker by Warranty Deed on June 15, 1987, of record in Book 7269, Page 476, Register's Office for Davidson County, Tennessee. Further conveyed to Joseph Parker from Marianne Parker (pursuant to the Final Decree for Divorce in Marianne Parker vs. Joseph Parker, Docket No. 00D-2787, Davidson County Circuit Court 1) by Quitclaim Deed on October 10, 2001, of record in Instrument Number 20011017-0112960, Register's Office for Davidson County, Tennessee. Joseph Henry Parker, having since died on November 23, 2015. Last Will & Testament admitted to probate in Davidson County, Tennessee in Docket Number 16P-14, John W. Parker and

Charles C. Burridge named personal representatives for the estate. Jennifer M. Parker, a single woman and Elizabeth T. Parker, a single woman being the sole heirs at law. Further conveyed to John W. Parker, Trustee for the benefit of The Jennifer M. Parker Family Trust and for the benefit of The Elizabeth T. Parker Family Trust from John W. Parker, Co-Executor, Jennifer M. Parker, Elizabeth T. Parker and Charles C. Burridge, Co-Executor, by Quitclaim Deed on March 3, 2017, of record in Instrument Number 20170329-0030399, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4939 Old Hydes Ferry Pike, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 18th day of December, 2020.

John W. Parker, Trustee

State of Tennessee
County of Davidson

Personally appeared before me John W. Parker, with whom I am personally acquainted, and who acknowledged that he is the Trustee of The Jennifer M. Parker Family Trust and Trustee of The Elizabeth T. Parker Family Trust and that he as Trustee executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of December, 2020.

Notary Public _____
My Commission Expires: 9-14-23

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 202010022

