Karen Johnson Davidson County
Batch# 544321 DEEDQC
01/04/2021 10:02:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210104-0000260

QUITCLAIM DEED

Address of New Owner: Carol and Bruce Cordell and Phillip and Shannon Cordell 3804 Brush Hill Rd. Nashville, TN 37216	Map – Parcel Number 062-09-0-033.00	Send Tax Bills To: Carol and Bruce Cordell and Phillip and Shannon Cordell 3804 Brush Hill Rd. Nashville, TN 37216
This instrument prepared by: Batson Nolan PLC Matthew Ellis, Esq. 121 S. Third St., Clarksville, TN 37040 (931) 647-1501		
Property Address: 3804 Brush Hill Rd., Nashville, TN 37216		

THIS QUITCLAIM DEED OF REALTY, executed as of the 23rd day of December, 2020, by Grantor, **Carol Cordell and Bruce Cordell, wife and husband,** to Grantee, **Bruce and Carol Cordell, husband and wife, and Phillip and Shannon Cordell, husband and wife;** WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, Tennessee, being bounded and described in **Exhibit A** attached hereto and incorporated here within.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

GRANTOR:

Carol Cordell

Bruce Cordell

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Carol and Bruce Cordell**, 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 and seal at office this the 23 day of December, 2020.

My Commission Expires:

3/28/23

Notary Public

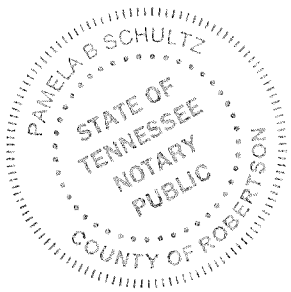


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 and 2 and the southerly 50 feet of Lot No. 3 on the unrecorded map of Jackson Park, River Section, described accourding to a survey made by W.B. Southgate, Surveyor in April 1931, as follows:

Beginning at a stake in the northeast corner of the intersection of Brush Hill Road, and a 25-foot street, being the southwest corner of said Lot No. 1; thence with said street and the northerly line of Riverwood Subdivision, south 88 degrees east 325 feet to a point 25 feet east of an iron pin on the bluff of the Cumberland River, thence northerly, with the rear line of said Lot Nos. 1, 2 and 3, 270 feet, more or less, to a point in the rear line of Lot No. 3, said rear line being 25 feet east of the bluff of the Cumberland River, thence westerly, with the northerly margin of the property herein conveyed, 340.5 feet to a point in the easterly margin of Brush Hill Road, said point being 50 feet north of the southwest corner of said Lot No. 3; thence southerly, with the easterly margin of Brush Hill Road, 275 feet to the point of beginning.

Included in the above, by specifically excluded is that property conveyed to Candace Avery, unmarried, by deed of record in Instrument No. 20141014-0094755, Register's Office for Davidson County, Tennessee, described as follows:

Being a tract of land lying in Davidson County, Tennessee, also known as part of Lot 2 and 3 of the unrecorded map of Jackson Park, River Section, and being more particularly described as follows:

Beginning at an existing iron rod on the easterly right of way of way line of Brush Hill Road at a corner common with Marie E. Johnson and Kimberly Marie Koger, as of record in Deed Instrument No. 20111113-0124234, at the Register's Office for Davidson County, Tennessee, being the northwest corner of the tract being described;

Thence leaving the easterly right of way line of Brush Hill Road with the southerly property line of Marie E. Johnson and Kimberly Marie Koger, south 83 degrees 55'18" east, 228.61 feet to an iron rod set as a witness point on top of bank of the Cumberland River a total of 313.61 feet;

Thence with the westerly bounds of the Cumberland River, south 21 degrees 44'07" east, 130.61 feet to a point at a corner common with Clifton D. Briley and Jodie A. Bell, as of recorded Deed Instrument No. 20060407-0040492, as said Register's Office;

Thence leaving the westerly bounds of the Cumberland River the northerly property line of Clifton D. Briley and Jodie A. Bell, north 83 degrees 55'18" west, 25.00 feet to an iron rod set as a witness point a total of 326.80 feet to an iron rod set on the easterly right of way line of a 25-foot street;

Thence with the easterly right of way line of the 25-foot street and Brush Hill Road, north 16 degrees 22'51"west, 125,00 feet to the point of beginning, containing 36,990 square feet (.085 acres more or less).

Per boundary and topographic survey done by Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204. Dated August 19, 2013.

Being the same property conveyed to Carol Cordell and Bruce Cordell, wife and husband, by Warranty Deed from Robert A. Coffen Jr., unmarried, of record in Instrument No. 20200706-0072290 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 6, 2020.

This **improved** property known as: 3804 Brush Hill Rd., Nashville, TN 37216-19020

Prepared without the benefit of a full title examination and no liability is assumed for any status in title or matters would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

STATE OF TENNESSEE, ROBERTSON COUNTY

The actual consideration given for this conveyance is $-0-

Affiant

Subscribed and sworn to before me this the 23 day of December 2020.

NOTARY PUBLIC

My Commission Expires: 3/28/23

PAMELA B SCHULTZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

True Copy Certification

I, Matthew J. Ellis, 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.

Matthew J. Ellis
Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Martha J. Ogle, a notary public for this county and state, Matthew J. Ellis, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-10-2021
Notary Seal

MARTHA J. OGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY