Karen Johnson Davidson County
Batch# 544834 DEEDQC
01/04/2021 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210104-0000949

PREPARED BY:
SIDWELL, BARRETT
121 First Avenue South
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

AFFIANT

ADDRESS OF NEW OWNERS:
Debar Land Company, LLC
130 Belle Forest Circle
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

Subscribed and sworn to before me
this 31 day of December, 2020.

NOTARY PUBLIC
My Commission Expires: 5-17-2021

George Ziadeh
State of Tennessee Notary Public
Williamson County

Map/Parcel: 128-00-0-202.00

QUITCLAIM DEED

In consideration of $10.00 and other good and valuable consideration, Dayla Martin, hereby conveys all of her undivided right, title and interest to the hereinafter described property to Debar Land Company, LLC, a Tennessee limited liability company, Grantee. Said property conveyed herein is described as follows:

Land situated in the 22nd Council District of Davidson County, Nashville, Tennessee, being a portion of the land conveyed to Dalamar Homes, LLC by Warranty Deed of Instrument Number 20150603-0051629, in the Register's Office for Davidson County (R.O.D.C., TN), and is more particularly described as follows:

Commencing at an uncapped 5/8" iron rod, said rod being the southeasterly corner of Lot 5, Sycamore Glen, of record in Plat Book 5200, Page 102, R.O.D.C., TN, thence North 23 degrees, 52 minutes, 25 seconds West, a distance of 21.34 feet to a capped iron rod set, said rod being the point of beginning for the herein described land; thence continuing along said Sycamore Glen, North 23 degrees, 52 minutes, 25 seconds West, a distance of 302.12 feet to an uncapped 5/8" rod; thence along a new severance line, North 30 degrees, 19 minutes, 41 seconds East, a distance of 638.17 feet to a capped iron rod set along the southerly line of Chandler E. Martin, et al, of record in Instrument Number 20040308-0025974, R.O.D.C., TN; thence along the line of Martin, South 74 degrees, 13 minutes, 05 seconds East, a distance of 63.30 feet to a capped iron rod; thence North 82 degrees, 10 minutes, 11 seconds East, a distance of 76.74 feet to a capped iron rod set; thence along a new severance line, South 08 degrees, 47 minutes, 33 seconds East, a
distance of 406.01 feet to a capped iron rod set, said rod being the northern most corner of K. Thomas Sidwell, of record in Instrument Number 20170323-0028462, R.O.D.C., TN, thence with the line of Sidwell for the following 3 calls, South 60 degrees, 28 minutes, 55 seconds West, a distance of 219.20 feet to a capped iron rod set; thence South 08 degrees, 54 minutes, 24 seconds West, a distance of 142.09 feet to a capped iron rod set; thence South 44 degrees, 46 minutes, 07 seconds East, a distance of 86.44 feet to a capped iron rod set; thence leaving the line of Sidwell and with the line of Kevin Martin and Dayla Martin, of record in Instrument Number 20160907-0094061, R.O.D.C., TN, South 66 degrees, 07 minutes, 35 seconds West, a distance of 270.21 feet to the point of beginning, having an area of 231,246.7 square feet or 5.31 acres of land, more or less.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on April 27, 2017 and is based on survey work conducted by Dale and Associates in the fall 2015..

Being the same property conveyed to Dayla Martin by Quit Claim Deed dated 06/19/2017 from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 201706220062865, Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that

Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, this document was executed this 31st day of December 2020.

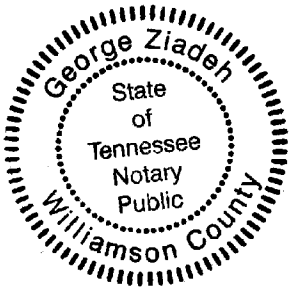
Dayla Martin

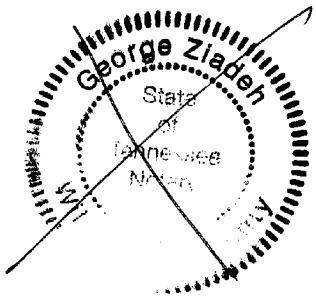
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Dayla Martin, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 31 day of December, 2020.

Notary Public _____
My Commission Expires: 7-17-2021





CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

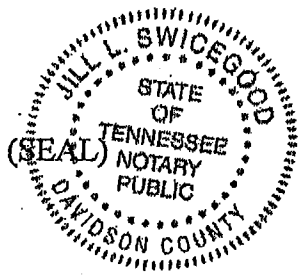
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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