Karen Johnson Davidson County
Batch# 546180 DEEDQC
01/05/2021 08:28:41 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210105-0001140

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3102 West End Avenue, Suite 400
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID.:
Malinda P. Gray 1039 Hillview Drive Hendersonville, TN 37075	New Owner	Map: 53-13 Parcels: 3, 6, 7 and 164

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged by JAMES A. GRAY, SR., and ROBERT D. POOLE ("Grantors"), Grantors have bargained and sold, and do hereby transfer and convey unto MALINDA P. GRAY, her heirs and assigns, all of Grantors' right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved real property known as 1325 Neely's Bend Road, Madison, Tennessee 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

Malinda P. Gray
AFFIANT

SUBSCRIBED and sworn to before me this ___ day of December, 2020.

Stacie L. Fisk
NOTARY PUBLIC

STACIE L. FISK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
8/30/21

10th IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed as of the 10 day of December, 2020.

GRANTORS:

James A Gray Sr.
JAMES A. GRAY, SR.

Robert D Poole
ROBERT D. POOLE

STATE OF TENNESSEE
COUNTY OF Hamilton

PERSONALLY APPEARED BEFORE ME, James A Gray Sr. a Notary Public in and for said State and County, the within named JAMES A. GRAY, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Chattanooga Tennessee, this 10 day of December, 2020.

Tammy Culver
NOTARY PUBLIC

HAMILTON CO., TN NOTARY PUBLIC AT LARGE TAMMY CULVER

MY COMMISSION EXPIRES:
5-23-21

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY APPEARED BEFORE ME, Robert D Poole, a Notary Public in and for said State and County, the within named ROBERT D. POOLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

10th WITNESS MY HAND AND OFFICIAL SEAL at Hendersonville Tennessee, this 10 day of December, 2020.

Stacie L Fisk
NOTARY PUBLIC

STACIE L FISK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MY COMMISSION EXPIRES:
8/30/20

EXHIBIT 'A'

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Nawakwa Hills Annex, Section No. 2, a subdivision of part of the L.H. Gee Estate, not of record, described according to a survey made by Harvey Gee, Surveyor, April 3, 1948, as follows:

Beginning on the northerly margin of Choctaw Trail, at the corner of Lots Nos. 27 and 28; thence with the line between said two lots, northwardly 165.3 feet to the southerly line of the Ritchie property, being 883.4 feet east of the easterly margin of Neely's Bend Road; thence north 69 deg. 53.5' east 150.2 feet to the corner of Lots Nos. 28 and 29; thence with the line between said two lots, southwardly 157.7 feet to the northerly margin of Choctaw Trail; thence with same, westwardly 150 feet to the beginning.

TRACT NO. 2: LOCATED and being in the Eleventh (11th) Civil District of said County, and being more particularly described as follows, to-wit:

Being Lots or Tracts Nos. 26 and 27 on the Plan of Nawakwa Hills Annex Section Nox. 2, a subdivision of part of the L.J. Gee Estate, not of record, described together according to a survey made by Harvey Gee, April 3, 1948, as follows:

BEGINNING on the northerly margin of Choctaw Trail, at the corner of Lots or Tracts Nos. 25 and 26; thence with the line between said two lots or tracts, northwardly 180.4 feet to the southerly line of the Ritchie property, being 583 feet east of the easterly margin of Neely's Bend Road; thence north 69 deg. 53.5' east 300.4 feet to the corner of Lots or Tracts Nos. 27 and 28; thence with the line between said two lots or tracts southwardly 165.3 feet to the northerly margin of Choctaw Trail; thence with same, westwardly 300 feet to the beginning.

TRACT NO. 3: BEING Lot No. 29 on a preliminary plat of Nawakwa Hills Annex, Section 2, subdivision of part of the L.J. Gee Estate in the 11th Civil District of said County, according to a survey and plat made by Harvey Gee, a surveyor of Nashville, Tennessee, April 3, 1948, and filed with the Davidson County Planing Commission January 15th, 1949, and designated by said Planning Commission as Subdivision No. 49-4, to which plat reference is here made, and further designated as Parcel No. 6 on Davidson County, Tennessee, Property Map 53-13.

Said Lot No. 29 fronts 150 feet on the Northerly margin of Choctaw Trail and runs back between lines, 150.2 feet on the East line and 157.7 feet on the West line to a deadline in the rear on which it measures 150.2 feet.

TRACT NO. 4: Being Lot No. 30 on the Plan of Nawakwa Hills Annex Section Nox. 2, a subdivision of part of the L.J. Gee Estate, not of record, described together according to a survey made by Harvey Gee, April 3, 1948, as follows:

Beginning on the northerly margin of Choctaw Trail at the corner of Lots Nos. 29 and 30; thence with the line between the said two lots northwardly 150.2 feet to the southerly line of the Ritchie property, being 1183.6 feet east of the easterly margin of Neely's Bend Road; thence northerly 69 deg. 53.5' East 198.2 feet to the westerly margin of a proposed street; thence with the same southwardly 115 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southwestwardly 39.84 feet to the northerly margin of Choctaw Trail; thence with the same westwardly 173.34 feet to the beginning.

BEING THE SAME four tracts of land conveyed to James G. Irving and wife, Victoria L. Bennett-Irving, by Quitclaim Deed from Denise C. Allis, Trustee, and recorded immediately prior hereto in the Register's Office for Davidson County, Tennessee.

TRACT NO. 5: Land in Davidson County, Tennessee, being Lot No. 25 on the unrecorded Map of Nawakwa Hills Annex, Section No. 2, and described according to a plan made by Harvey Gee, Surveyor, April 3, 1948, as follows:

Beginning at a point at an iron pin on the easterly margin of Neely's Bend Road, at the beginning of a curve at the intersection of said Road and Choctaw Trail; thence with the margin of said Neely's Bend Road northwardly 191.4 feet to a point; thence north 70 degrees 08.5 minutes east 583 feet to the corner of Lot 26; thence with the line between said lots southwardly 180.4 feet to the northerly margin of Choctaw Trail; thence with the margin of said trail westwardly 578 feet to the beginning of a curve; thence along said curve, northwestwardly 42.07 feet to the beginning.

BEING the same property conveyed to James A. Gray, Sr. and Robert D. Poole, by deed of record in Book 10270, Page 81, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Nawakwa Hills Annex, Section No. 2, a subdivision of part of the L.H. Gee Estate, not of record, described according to a survey made by Harvey Gee, Surveyor, April 3, 1948, as follows:

Beginning on the northerly margin of Choctaw Trail, at the corner of Lots Nos. 27 and 29; thence with the line between said two lots, northwardly 155.3 feet to the southerly line of the Ritchie property, being 883.4 feet east of the easterly margin of Nasly's Sand Road; thence north 89 deg. 53.5' east 150.2 feet to the corner of Lots Nos. 28 and 29; thence with the line between said two lots, southwardly 157.7 feet to the northerly margin of Choctaw Trail; thence with same, westwardly 150 feet to the beginning.

TRACT NO. 2: LOCATED and being in the Eleventh (11th) CMI District of said County, and being more particularly described as follows, to-wit:

Being Lots or Tracts Nos. 28 and 27 on the Plan of Nawakwa Hills Annex Section Nox. 2, a subdivision of part of the L.J. Gee Estate, not of record, described together according to a survey made by Harvey Gee, April 3, 1948, as follows:

BEGINNING on the northerly margin of Choctaw Trail, at the corner of Lots or Tracts Nos. 29 and 28; thence with the line between said two lots or tracts, northwardly 155.4 feet to the southerly line of the Ritchie property, being 629 feet east of the easterly margin of Nasly's Sand Road; thence north 89 deg. 53.5' east 300.4 feet to the corner of Lots or Tracts Nos. 27 and 26; thence with the line between said two lots or tracts southwardly 153.3 feet to the northerly margin of Choctaw Trail; thence with same, westwardly 300 feet to the beginning.

TRACT NO. 3: BEING Lot No. 29 on a preliminary plat of Nawakwa Hills Annex, Section 2, subdivision of part of the L.J. Gee Estate in the 11th Civil District of said County, according to a survey and plat made by Harvey Gee, a surveyor of Nashville, Tennessee, April 3, 1948, and filed with the Davidson County Planing Commission January 15th, 1949, and designated by said Planning Commission as Subdivision No. 48-4, to which plat reference is here made, and further designated as Parcel No. 6 on Davidson County, Tennessee, Property Map 53-13.

Said Lot No. 29 fronts 150 feet on the Northerly margin of Choctaw Trail and runs back between lines, 150.2 feet on the East line and 157.7 feet on the West line to a dwelling in the rear on which it measures 153.2 feet.

TRACT NO. 4: Being Lot No. 30 on the Plan of Nawakwa Hills Annex Section Nox. 2, a subdivision of part of the L.J. Gee Estate, not of record, described together according to a survey made by Harvey Gee, April 3, 1948, as follows:

Beginning on the northerly margin of Choctaw Trail at the corner of Lots Nos. 29 and 30; thence with the line between the said two lots northwardly 150.2 feet to the southerly line of the Ritchie property, being 1183.9 feet east of the easterly margin of Nasly's Sand Road; thence northerly 89 deg. 53.5' East 198.2 feet to the westerly margin of a proposed street; thence with the same southwardly 115 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southwestwardly 39.84 feet to the northerly margin of Choctaw Trail; thence with the same westwardly 178.34 feet to the beginning.

BEING THE SAME four tracts of land conveyed to James G. Irving and wife, Victoria L. Bennett-Irving, by Quitclaim Deed from Denise C. Allis, Trustee, and recorded immediately prior hereto in the Register's Office for Davidson County, Tennessee.

TRACT NO. 5: Land in Davidson County, Tennessee, being Lot No. 25 on the unrecorded Map of Nawakwa Hills Annex, Section No. 2, and described according to a plan made by Harvey Gee, Surveyor, April 3, 1948, as follows:

Beginning at a point at an iron pin on the easterly margin of Nasly's Sand Road, at the beginning of a curve at the intersection of said Road and Choctaw Trail; thence with the margin of said Nasly's Sand Road northwardly 191.4 feet to a point; thence north 70 degrees 03.5 minutes east 583 feet to the corner of Lot 29; thence with the line between said lots southwardly 180.4 feet to the northerly margin of Choctaw Trail; thence with the margin of said trail westwardly 578 feet to the beginning of a curve; thence along said curve, northwestwardly 43.07 feet to the beginning.

BEING the same property conveyed to James A. Gray, Sr. and Robert D. Poole, by deed of record in Book 10270, Page 61, Register's Office for Davidson County, Tennessee.