Karen Johnson Davidson County
Batch# 560463 DEEDQC
01/25/2021 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210125-0010807

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Suzanne A. Melvin	**Same**	**16900035500**
(NAME)	(NAME)	
7050 Corsica Drive		
(ADDRESS)	(ADDRESS)	
Germantown, TN 38138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RUSSELL C. MELVIN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

SUZANNE A. MELVIN ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 169, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE. BOUNDED IN GENERAL BY HESTER BEASLEY ROAD ON THE WEST; LINDA SMITH TRUSTEE ON THE NORTH; RODNEY A. MAYBERRY AND THOMAS G. CONNOR, JR. ON THE EAST; RUSSELL C. MELVIN'S 5.01 ACRE TRACT ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNI,NG AT AN EXISTING IRON PIN (25' FROM THE CENTER) ON THE EAST SIDE OF HESTER BEASLEY ROAD, THE NORTHWEST CORNER OF LINDA SMITH TRUSTEE (REF. INSTRUMENT#20120613 PAGE 0051591 R.O.D.C. - PROPERTY MAP 169 PARCEL 45) THENCE WITH SMITH'S WEST LINE S20°32'37"W 172.86' TO AN EXISTING IRON PIN; THENCE S63°37'23"E 577.37' TO AN EXISTING IRON PIN, THE NORTHWEST CORNER OF RODNEY A. MAYBERRY (REF. DEED BOOK 9124 PAGE 216 R.O.D.C.- PROPERTY MAP 169 PARCEL 123); THENCE WITH MAYBERRY'S WEST LINE S08°54'01"W 244.19' TO AN EXISTING IRON PIN, THE NORTHWEST CORNER OF THOMAS G. CONNOR, JR. (REF, INSTRUMENT#20101103 PAGE 0088056 R.O.D.C.- PROPERTY MAP 169 PARCEL 70); THENCE WITH CONNOR'S WEST LINE S08°53'56"W 273.81' TO AN IRON PIN SET THIS SURVEY, THE NORTHWEST CORNER OF RUSSELL C. MELVIN'S 5.01 ACRE TRACT; THENCE LEAVING CONNOR AND WITH TWO NEW LINES N72°29'27"W 839 .. 66' TO AN IRON PIN SET THIS SURVEY:; THENCE N34°34'04"W 170.00' TO AN IRON PIN SET ON THE EAST SIDE OF HESTER BEASLEY ROAD; THENCE WITH THE EAST SIDE OF HESTER BEASLEY ROAD FOR THE FOLLOWING 7 CALLS TO POINTS:
N36°24'28"E 100.93'; N29°20'50"E 109.47'; N34°30'24"E 98.66'; N41°08'58"E 143.99'; N45°33'23"E 120.54'; N56°44'32"E 83.50'; N67°51'31"E 108.68' TO THE POINT OF BEGINNING CONTAINING 11.54 ACFRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL C. MELVIN AND SUZANNE A. MELVIN, BY QUITCLAIM DEED FROM RUSSELL C. MELVIN AND SUZANNE A. MELVIN, OF RECORD IN INSTRUMENT NUMBER 2016 0127-0007941, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING A PORTION OF THE SAME PROPERTY ERRONEOUSLY CONVEYED AND CORRECTED IN INSTRUMENT NUMBER 20191122-0121005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **8796 Hester Beasley Road, Nashville, Tennessee 37221**

Witness our hands this the 21 day of January, 2020.

RUSSELL C. MELVIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUSSELL C. MELVIN,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of January, 2020.

Notary Public

My Commission Expires: 10/21/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY