Karen Johnson Davidson County
Batch# 561473 DEEDQC
01/26/2021 12:04:14 PM 2 pgs
Fees: $13.00 Taxes $38.85

20210126-0011452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,500.00

Robert Vic Lineweaver II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF December 2020

Pamela Dozier
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAMELA DOZIER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2024

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
Karl D Warden, Attorney, 1504 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D'Anna And Samantha D'Anna	New Owner	142-179
(NAME) 605 Baugh Road	(NAME) Same	
(ADDRESS) Nashville, TN 37221	(ADDRESS) same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **ROBERT VIC LINEWEAVER, II** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL D'ANNA AND SPOUSE, SAMANTHA D'ANNA AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located in the 35 Councilmanic District in Nashville, Davidson County, Tennessee being parcel 179 on County Map number 142 and being more particularly Described according to a boundary survey prepared by Wamble & Associates, PLLC Dated March 18, 1997, as follows:

Beginning at a point on the southerly right-of-way of Baugh Road, said point being an Existing concrete monument at the northeast corner of Lot 24 of Green Meadows-Section One as of record in Plat Book 5050, page 98, Register's Office for Davidson County, Tennessee; thence, along said right-of-way with a curve to the right having a Central angle of 10 degrees 34 minutes 47 seconds, a radius of 614.40 feet and arc Length of 113.45 feet and a chord bearing and length of South 54 degrees 09 minutes 21 seconds East 113.29 feet to a point; thence, continuing with the same with a curve to the right having a central angle of 89 degrees 39 minutes 20 seconds, a radius of 25.00 feet, an arc length of 39.12 feet and a chord bearing and length of South 04 degrees 02 minutes 18 seconds East 35.25 feet to a point on the westerly right-of-way of Old Harding Pike; thence, with said Old Harding Pike South 40 degrees 47 minutes 22 seconds West 8503 feet to a point; thence, continuing with the same with a curve to the right having a central angle of 10 degrees 50 minutes 01 seconds, a radius of 1770.00 feet, an arc length of 334.67 feet and a chord bearing and length of South 46 degrees 12 minutes 22 seconds west 334.17 feet to a point; thence continuing with the same south 51 degrees 37 minutes 23 seconds west 135.30 feet to an existing iron rod, said rod being the northeast comer of Lot 5 on the final plat of Old Harding Pike

Subdivision as of record in Plat Book 5800, page 288, Register's Office for Davidson County, Tennessee; thence leaving said right-of-way of Old Harding Pike and

Following the northerly boundary of said Old Harding Pike Subdivision North 39 Degrees 25 minutes 01 seconds West 125.48 feet to a point on the easterly boundary Of Lot 39 on the final plat of Green Meadows-Section Two as of record in Plat Book 5210, page 37, Register's Office for Davidson County, Tennessee; thence, along the easterly boundary of said Green Meadows-Section Two North 47 degrees 29 minutes 33 seconds East 317.82 feet to an existing concrete monument, said monument being at the southeast corner of Lot 24 on the aforementioned Green Meadows- Section One and the northeast comer of Lot 36 on the aforementioned

Green Meadows — Section Two; thence, with the easterly boundary of said Green Meadows- Section One North 51 degrees 42 minutes 40 seconds East 136.31 feet to An existing iron rod; thence, continuing with the same North 28 degrees 53 Minutes 45 seconds East 97.09 feet to the point of beginning.

Containing 74,801 square feet or I .72 acres.

Being the same property conveyed to Robert Vic Lineweaver, Il, an unmarried person, by deed from Tiffany L. Lineweaver of record as Instrument 20010330-003076 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This is unimproved property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 28 day of DECEMBER, 2020.

Robert Vic Lineweaver II

ROBERT Vic LINEWEAVER, II

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Robert Vic Lineweaver, II, the bargainor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of December, 2020.

Commission expires: Jan. 8, 2024

Pamela Dozier

Notary Public

PAMELA DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 8, 2024