File No.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 564842 **DEEDQC**
02/01/2021 09:45:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210201-0013919

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of January, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-18-2022
(AFFIX SEAL)

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 4-18-2022

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.
No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randolph Muir	Same	P/O 112 00 0 025.00
(NAME)	(NAME)	
525 Longview Dr		
(ADDRESS)	(ADDRESS)	
Pegram TN 37143		
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SANDRA A. PENNY AND HUSBAND, KEVIN J. PENNY

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RANDOLPH MUIR, a married man,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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 112, Assessor's Office and lying wholly within the 35th Councilmanic District of Davidson County, Metropolitan Nashville, Tennessee, bounded in general by Longview Drive on the South; Ryan Martin and Bruce Vickery on the West; Martin Glezer on the North; Stephen Scott on the East, more particularly described as follows:

Beginning at an existing iron pin "Insignia, J. Walker" on the North side of the road in the West line of Stephen Scott (Ref. Deed Book 8818 Page 88 R.O.D.C.) thence S 49 deg. 15' 42" W 15.01 ' to a point in the center of Longview Drive; thence with the center of Longview Drive N 42 deg. 55' 18" W 399.18' to a point; thence with a curve to the left having the following characteristics: Delta=12 deg. 53' 11"; Radius=444.65'; ARC=100.01'; Chord=N 49 deg. 21' 53" W 99.80 ' to a point, the South East corner of Ryan Martin (Ref. Instrument #20080918 Page 095251 R.O.D.C.); thence N 37 deg. 17' 59" E passing an existing iron pipe at 19.58' in all 425.69' to an existing iron pipe, the South East corner of Bruce L. Vickery (Ref. Deed Book 5009 Page 773 R.O.D.C.); thence with Vickery's East line N 37 deg. 21' 00" E 32.20' to an existing iron pipe, the South West corner of Martin Glezer (Ref. Deed Book 4299 Page 371 R.O.D.C.); thence with Glezer's South line S 35 deg. 32' 08" E 594.88' to an existing mag nail in rock, the aforementioned Stephen Scott's West line; thence with Scott's West line S 49 deg. 15' 42" W 348.82' to the point of beginning, **containing 5.01 acres,** more or less, and being the Sandra A. Penny and Kevin J. Penny property as recorded in Instrument #20051019 Page 0126057, Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and surveyed February 28, 2014.

Being the same property conveyed to Kevin J. Penny and Sandra A. Penny, husband and wife, by Quitclaim Deed from Lipscomb University, a Tennessee non-profit corporation, dated March 18, 2014 and filed of record March 20, 2014 in Instrument No. 20140320-0023162, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin J. Penny and Sandra A. Penny, husband and wife, by Quitclaim Deed from Judith Riddell, dated August 1, 2014 and filed of record August 8, 2014 in Instrument No. 20140808-0071512, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin J. Penny and Sandra A. Penny, husband and wife, by Quitclaim Deed from Ginger Brewer, dated August 5, 2014 and filed of record August 12, 2014 in Instrument No. 20140812-0072595, Register's Office for Davidson County, Tennessee.

30' Ingress-Egress and Utility Easement
Portion of Longview Drive

In favor of and subject to the Sandra A. Penny property is a non-exclusive 30' Ingress-Egress and Utility Easement running from Old Charlotte Pike and with the center of Longview Drive (Private Road) to and along the South line of Sandra A. Penny (Ref. Instrument #20051019 Page 0126057 R.O.D.C.-Property Map 112 Parcel 25) described as follows:

Beginning at a point in the center of Old Charlotte Pike, the South West corner of Steven J. Scott (Ref. Deed Book 8818 Page 88 R.O.D.C.- Property Map 112 Parcel 24) and being the South East corner of Phillip Curtis Denning (Instrument #20020709 Page 0082269 R.O.D.C.-Property Map 112 Parcel 155) thence with Scott's West line and the common line of Denning running with the center of Longview Drive N 18 deg. 02' 20" W 317.07' to an existing iron pin in the center of the road, the South East corner of William R. Stevens (Ref. Deed Book 9766 Page 972 R.O.D.C.-Property Map 112 Parcel 34); thence
continuing with Scott and Stevens' East line N 07 deg. 19' 46" E 94.60' to a point; thence N 44 deg. 09' 23" W 76.30' to a point, the South East corner of Sandra A. Penny (Ref. Instrument #20051019 Page 0126057 R.O.D.C.-Property Map 112 Parcel 25) and the North East corner of David F. Grisham (Ref. Instrument #20020522 Page 62143 R.O.D.C.-Property Map 112 Parcel 32); thence with Penny and Grisham's common line N 42 deg. 55' 18" W 198.98' to a point, the North East corner of Clifford N. Dunn (Ref. Deed Book 6254 Page 798 R.O.D.C.-Property Map 112 Parcel 31)

Further conveyed by Court Order from the following to Sandra A. Penny and Kevin J. Penny: David F. Grisham and Lydia J. Grisham, dated September 25, 2014 and filed of record October 14, 2014 in Instrument No. 20141014-0094841; Steven J. Scott and Wendy NPW Scott, dated September 25, 2014 and filed of record October 14, 2014 in Instrument No. 20141014-0094842; Phillip Curtis Denning, dated September 25, 2014 and filed of record October 14, 2014 in Instrument No. 20141014-0094843; William R. Stevens and Donna B. Stevens and Sarah Hyatt and Koula Solano, dated September 25, 2014 and filed of record October 14, 2014 in Instrument No. 20141014-0094844, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Longview Dr., Pegram TN 37143 (A/K/A 525 Longview Dr., Pegram TN 37143)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 28 th day of January, 2021

SANDRA A. PENNY

KEVIN J. PENNY

STATE OF Florida

COUNTY OF Martin

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named SANDRA A. PENNY AND HUSBAND, KEVIN J. PENNY the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of January, 20 21.

Commission expires: July 24, 2022

Notary Public

SCOTT L. NELSON NOTARY My Comm. Expires July 24, 2022 No. GG 241459 PUBLIC STATE OF FLORIDA

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.