Karen Johnson Davidson County
Batch# 567513 DEEDQC
02/03/2021 01:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210203-0015720

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 2021 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

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

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)
Dorris J. Redding	**Same**	**TRACT 1: 01700015301** **TRACT 2: 01700025300**
(NAME)	(NAME)	
896 Dry Creek Rd.		
(ADDRESS)	(ADDRESS)	
Goodlettesville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE MAP & PARCEL NOS.

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,

DORRIS J. REDDING, WIDOWED ("GRANTOR")

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

DORRIS J. REDDING, WIDOWED ("GRANTEE")

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

TRACT I: 896 DRY CREEK ROAD

A SMALL TRACT OF LAND IN THE 10th CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, LOCATED AT THE INTERSECTION OF OLD BRICK CHURCH PIKE, UNION HILL ROAD AND DRY CREEK ROAD, ON THE SOUTH SIDE OF THE INTERSECTION, BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF DRY CREEK ROAD AND OLD BRICK CHURCH PIKE, RUNNING WITH THE MID SOUTHERLY MARGIN NORTH 78 DEG. WEST 164 FEET TO A POINT, JAMES R. GUY LINE; THENCE SOUTH 5 DEG. EAST WITH GUY LINE 125.5 FEET TO A POINT; THENCE SOUTH 18 DEG. 30' EAST 171 FEET TO A POINT; THENCE SOUTH 24 DEG. 30' EAST 254.6 FEET TO A POINT, CLENDENIN LINE; THENCE NORTH 11 DEG. EAST WITH CLENDENIN LINE 263.7 FEET TO GATE POST; THENCE NORTH 35 DEG. WEST WITH CLENDENIN LINE 205 FEET TO A POINT; THENCE NORTH 45 DEG. E. 82 FEET WITH CLENDENIN LINE TO DRY CREEK RD. AND OLD BRICK CHURCH PIKE, TO THE POINT OF BEGINNING, CONTAINING 1.24 ACRES MORE OR LESS, ACCORDING TO SURVEY BY C.J.CARNEY, SURVEYOR, MADE SEPT. 3, 1964.

BEING THE SAME PROPERTY CONVEYED TO L. B. REDDING AND WIFE DORRIS J. REDDING, BY WARRANTY DEED FROM F. M. REDDING, OLLIE AYERS REDDING, JAMES R. GUY AND LOTTIE DALE GUY, OF RECORD IN BOOK 3826 PAGES 400-401, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID L.B. REDDING, HAVING SINCE DIED ON APRIL 27TH 2010, LEAVING SAID PROPERTY TO HIS WIFE, DORIS J. REDDING.

TRACT 2: 0 DRY CREEK ROAD,

A SMALL TRACT OF LAND ON DRY CREEK ROAD, ADJOINING THE L. B. REDDING PROPERTY AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY DONALD R. CARVER, SURVEYOR, JULY 2, 1977, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF DRY CREEK ROAD, A COMMON CORNER TO PROPERTY NOW OWNED BY L. B. REDDING, ET UX, AS OF RECORD IN BOOK 4995, PAGE 930, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE LINE BE~WEEN THIS PROPERTY AND PROPERTY NOW OWNED BY REDDING, AS FOLLOWS: S. 5° O' E. 125.5 FEET TO AN IRON PIN; THENCE S. 13° 30' E. 171 FEET TO AN IRON PIN; THENCE S. 24° 30 1 E. 254.6 FEET TO AN IRON PIN; THENCE LEAVING LINE, S. 11° O' W. 129.3 FEET TO AN IRON PIN; THENCE S.63° O' W. 17.5 FEET TO AN IRON PIN; THENCE N. 15° 12' W. 743.56 FEET TO AN IRON PIN IN MARGIN OF DRY CREEK ROAD; THENCE FOLLOWING THE SOUTHERLY MARGIN OF DRY CREEK ROAD, S. 78° O' E. 118.5 FEET TO THE POINT OF BEGINNING, CONTAINING 1.12 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO L. B. REDDING AND WIFE DORRIS J. REDDING, BY WARRANTY DEED FROM LOTTIE DALE GUY, OF RECORD IN BOOK 4235 PAGES 514-515, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID L.B. REDDING, HAVING SINCE DIED ON APRIL 27TH 2010, LEAVING SAID PROPERTY TO HIS WIFE, DORIS J. REDDING.

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:

Tract 1: 896 Dry Creek Rd., Goodlettsville, TN 37072
Tract 2: 0 Dry Creek Rd., Goodlettsville, TN 37072

Witness our hands this the 6 day of Jan, 2021.

Doris J. Redding
DORRIS J. REDDING

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DORRIS J. REDDING**, 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 6 day of Jan, 2021.

LARRY W. SHELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 5-19-21

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