Karen Johnson Davidson County
Batch# 570991 DEEDQC
02/09/2021 11:13:45 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20210209-0018425

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0 .

AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550
EMAIL: hmskiplaw@comcast.net

Subscribed and sworn to before me
This 3rd day of February, 2021

NOTARY PUBLIC

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

My commission expires: _____

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MITCHELL D. ALLEN and wife, TOBEY ALLEN 4779 Grays Point Road Joelton, TN 37080	MITCHELL D. ALLEN and wife, TOBEY ALLEN 4779 Grays Point Road Joelton, TN 37080	Map 028-00-0 PARCEL 181 & P/O PARCEL 64

THE PURPOSE OF THIS DEED IS TO CONSOLIDATE PARCEL 181 WITH PARCEL 64 UNDER ONE DEED.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, Mitchell D. Allen and Tobey Allen, husband and wife, for and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby remise, release and forever quitclaim unto Mitchell D. Allen and Tobey Allen, husband and wife, their heirs, successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

See attached Exhibit "A" for description

This is improved property known as: 4779 Grays Point Road, Joelton, Tennessee 37080.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 3rd day of February, 2021.

MITCHELL D. ALLEN, GRANTOR, GRANTEE

TOBEY ALLEN, GRANTOR, GRANTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared MITCHELL D. ALLEN and TOBEY ALLEN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 3rd day of February, 2021.

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

NOTE TO REGISTER:

Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

EXHIBIT "A"

TRACT 1. BEING a tract of land situated in the 1st Councilmanic District of Davidson County, Joelton, Tennessee, and being more particulary described as follows:

Beginning at a wood fence corner post, situated in the Eastern margin of Grays Point Road, the said post being approximately 650 feet south of the intersection of Ridge Hill Road and Grays Point Road; Thence, leaving the said Eastern Margin and with a severance line the following bearings and distance; Thence, North 88 deg. 40 min 01 sec East, 346.36 feet to a wood fence corner post; Thence, South 08 deg. 55 min. 42 sec. West, 19.67 feet to a wood fence corner post; Thence, South 26 deg. 50 Min. 52 sec. East, 58.80 feet to a 24" oak tree; Thence, South 55 deg. 05 min 20 sec. East, 765.21 feet to an iron pin new; Thence, South 60 deg. 45 min. 58 sec. East, passing a witness iron pin new at a distance of 608.70 feet, for a total distance of 658.70 feet to point located in a stream noted as being Lanson Branch, this said point is located in the Westerly line of the H.A. Gilbert, et al property as of recorded in Book 5179, Page 528, R.O.D.C., TN; Thence, with the said Gilbert property and Lanson Branch the following bearings and distances; Thence, South 03 Deg. 04 Min. 47 sec. West, 79.63 feet to a point; Thence, South 06 deg. 38 min. 56 sec. West, 107.69 feet to a point, this said point being the Southwest corner of the said Gilbert property and being in the Northerly line of the Hubert E. Allen III property as of record in Book 9338, Page 784, said Register's Office.

Thence, with the said Allen property, North 87 deg. 00 min. 0 sec., passing a witness iron pin new at a distance of 50.00 feet, for a total distance of 1210.49 feet to a 21" persimmon tree, the said tree being in the Easterly line of the Jo Morton, et al property as of record in Book 7470, Page 498, said Register's Office; Thence, with the said Morton property, the following bearings and distances; Thence, North 01 deg. 03 min. 14 sec. West, 115.48 feet to an iron pin new; Thence, North 56 deg. 12 min. 00 sec. West, 191.04 feet to an iron pin new situated in the Eastern margin of Grays Point Road; Thence, with the said Easterly margin, the following bearings and distance; Thence, with a curve to the left, the said curve having a delta angle of 14 deg. 52 min. 29 sec., a radius of 416.53 feet, a chord bearing of North 32 deg. 52 min. 38 sec. West, a chord distance of 107.83 feet, for a total arc length of 108.14 feet to a point; Thence, North 40 deg. 18 min. 52 sec. West, 11.06 feet to a point; Thence, with a curve to the right, the said curve having a delta angle of 63 deg. 48 min. 57 sec., a radius of 211.84 feet, a chord bearing of North 08 deg. 24 min. 24 sec. West, a chord distance of 223.94 feet, for a total arc length of 235.95 feet to a point; Thence, North 23 deg. 30 min. 05 sec. East, 77.36 feet to a point; Thence, with a curve to the left, the said curve having a delta angle of 38 deg. 53 min 19 sec a radius of 138.16 feet, a chord bearing of North 04 deg. 03 min. 25 sec. East, a chord distance of 91.98 feet, for a total arc length of 93.77 feet to a point; Thence, North 15 deg. 23 min. 15 sec. West 56.85 feet to a point; Thence, with a curve to the right, the said curve having a delta angle of 05 deg. 32 min. 36 sec., a radius of 686.84 feet, a chord bearing of North 12 deg. 36 min. 57 sec. West, a chord distance of 66.43 feet, for a total arc length of 66.45 feet to the point of Beginning.
Being the same property of record at Instrument No.: 20160420-0038234, Register's Office for Davidson County, Tennessee.

TRACT 2. Property located in the 1st Councilmanic District of Davidson County, TN and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 04-13-20, File Number 2-827, as follows:

Beginning at a point in the center line of Grays Point Road being the common corner to Aaron Johnson (Instrument Number 20160112-0003038); Said point being located South 89 degrees 44 minutes 53 seconds West a distance of 13.9 feet from a set iron witness rod having a Tennessee State Plane Coordinate of N:710506.6127, E:1695591.4506;
Thence with the center of Grays Point Road South 05 degrees 45 Minutes 23 seconds East a distance of 130.11 feet;
Thence South 00 degrees 07 minutes 34 seconds East a distance of 168.72 feet;
Thence with a curve turning to the left with an arc length of 31.17 feet, with a radius of 734.15 feet, with a chord bearing of North 01 degrees 20 minutes 32 seconds West feet, with a chord length of 31.16 feet to the of beginning of this description;
Thence with a new line and severing the property of Thomas Cobble (Deed Book 4487, Page 885) South

89 degrees 15 minutes 31 seconds East passing a set iron witness rod, having a Tennessee State Plane Coordinate of N:710177.0846, E:1695603.2817, at 11.6 feet and continuing total distance of 618.66 feet to a set iron rod in the south line of Aaron Johnson (Instrument Number 20160112-0003038);
Thence with said Johnson South 57 degrees 30 minutes 21 seconds East a distance of 105.68 feet to a set iron rod having a Tennessee State Plane Coordinate of N:710112.4247, E:1696299.3739 and being the common corner of Chris Campbell (Instrument Number: 20180717-0069457);
Thence with said Campbell South 61 degrees 33 minutes 56 seconds East passing an existing witness rod at 947.88 feet and continuing a total distance of 997.88 feet to a creek;
Thence with said creek South 47 degrees 46 minutes 59 seconds East a distance of 60.62 feet;
Thence South 67 degrees 20 minutes 02 seconds East a distance of 128.83 feet;
Thence South 23 degrees 21 minutes 45 seconds West a distance of 113.43 feet;
Thence South 05 degrees 57 minutes 01 seconds East a distance of 139.54;
Thence South 02 degrees 44 minutes 31 seconds West a distance of 69.27 feet;
Thence South 58 degrees 50 minutes 10 seconds West a distance of 129.25 feet;
Thence South 21 degrees 47 minutes 15 seconds West a distance of 164.36 feet;
Thence South 01 degrees 50 minutes 58 seconds East a distance of 63.61 feet;
Thence South 08 degrees 00 minutes 28 seconds West a distance of 2.92 feet;
Thence with the line of Mitchell Allen (Instrument Number 20160420-0038234)
North 55 degrees 50 minutes 17 seconds West passing an existing witness iron rod on the West bank of the creek at 60.3 feet and continuing a total distance of 669.46 feet to an existing iron rod;
Thence North 50 degrees 09 minutes 39 seconds West a distance of 765.21 feet to a 30 inch Oak Tree;
Thence North 21 degrees 55 minutes 11 seconds West a distance of 58.80 feet to a wooden fence post;
Thence North 13 degrees 51 minutes 23 seconds East a distance of 19.67 feet;
Thence North 86 degrees 24 minutes 16 seconds West passing a cut off wooden fence post at 345.77 feet and continuing a total distance of 358.27 feet to the center of Grays Point road;
Thence with a curve turning to the left with an arc length of 136.74 feet, with a radius of 1271.24 feet, with a chord bearing of North 05 degrees 35 minutes 01 second West feet, with a chord length of 136.68 feet;
Thence North 08 degrees 39 minutes 54 seconds West a distance of 52.85 feet;
Thence with curve turning to the right with an arc length of 78.25 feet, with a radius of 734.15 feet, with a chord bearing of North 05 degrees 36 minutes 42 seconds West feet, with a chord length of 78.21 feet to the point of beginning, having an area of 868060.84 square feet, 19.93 acres.

This tract appears of record at Instrument No.: 20200519-0051857, Register's Office for Davidson County, Tennessee.

The sum total of Tract 1 and Tract 2 equals 39.93 acres, more or less.