This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 573161 DEEDQC
02/11/2021 11:12:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210211-0019779

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Stephen P. Reaves 6024 Foxland Drive Brentwood, TN 37027	SAME	P/O - 168 00 0 266.00

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

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Susan S. Reaves and Husband Norman S. Reaves,** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Stephen P. Reaves** (the "Grantee"), his successors and assigns, all of their rights, title and interest in and to that certain land in the Davidson County, Tennessee, and described as follows:

Being a tract of land in Nashville, Davidson County, Tennessee, said tract being a portion of the Norman & Susan Reaves property as of record in DB-20101230 0104032 Register's Office, Davidson County, Tennessee (R.O.D.C.T.), said tract being more particularly described as follows;

Beginning at a ½" Iron Rod (old) on the northern right-of-way of Hester Beasley Road (50' R.O.W.), said Iron being the southeast corner of the Suzanne Vega & Shelby Delgado property as of record in QC-20200910 0103441 R.O.D.C.T., Thence leaving said right-of-way and with the eastern line of said Delgado property the following calls; North 35 degrees 15 minutes 18 seconds East, 112.86 feet to a point approximately 2.2 feet west of a 20" hickory tree; North 40 degrees 42 minutes 05 seconds East, 76.79 feet to a 12" maple tree; North 43 degrees 56 minutes 59 seconds East, 93.70 feet to a ½" Iron Rod (old);North 51 degrees 07 minutes 46 seconds East, 156.66 feet to a ½" Iron Rod (old);North 31 degrees 02 minutes 21 seconds East, 102.18 feet to a Iron Rod capped 1821 at the northeast corner of said Delgado property; Thence leaving said Delgado property and with the southern line of the James & Gladys Jones property as of record in DC-20070328 0036833 R.O.D.C.T. North 20 degrees 18 minutes 14 seconds East, 80.45 feet to a Iron Rod capped 1821;Thence South 82 degrees 46 minutes 17 seconds East, 243.29 feet to a point; Thence leaving said Jones property and with a new line through said Reaves property South 21 degrees 37 minutes 41 seconds West, 516.07 feet to a point; Thence South 41 degrees 27 minutes 38 seconds West, 335.93 feet to a point on said Hester Beasley right-of-way; Thence with said right-of-way North 29 degrees 36 minutes 13 seconds West, 85.19 feet to a point; Thence around a curve to the left having a radius of 819.12 feet, a chord bearing and distance of North 39 degrees 03 minutes 13 seconds West, 268.97 feet for a curve distance of 270.20 feet to the point of beginning, said tract of land herein described containing 5.007 acres more or less and being according to a boundary survey by Clint Elliott Survey dated 12-11-2020, Jason Garrett TN RLS # 2861. Attached hereto as Exhibit "A" is a copy of the surveyors drawing of the new lot lines.

Being part of the same property conveyed to Susan S. Reaves and Husband Norman S. Reaves, by Warranty Deed from James W. Morris and Margaret M. Campbell Co-Trustee of the Mary B. Johnson Revocable Living Trust Agreement Dated September 14, 2007 of record at Instrument No. 20101230-0104032 Register's Office for Robertson County, Tennessee, dated December 16th, 2010 and recorded on December 30th, 2010. Norman S. Reaves is one and the same as Norman S. Reaves, Jr.

This conveyance is subject to a 20 foot wide public utilities easement adjacent to and parallel to the right of way of Hester Beasley Road.

This is unimproved property known as: 0 Hester Beasley Road, Nashville, TN 37221

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever 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 my hand this day of 10th day of February, 2021.

Susan S. Reaves

Susan S. Reaves

Norman S. Reaves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan S. Reaves and Husband Norman S. Reaves,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 10th day of February, 2021.

Notary Public

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Affiant

Subscribed and sworn before me this 10th day of February, 2021.

NOTARY PUBLIC

My Commission Expires:

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Exhibit "A"

