Name and Address of New Owner:
Lisa Dawn Greer and Catherine Dile
1025 Hitt Lane
Goodlettsville, TN 37072

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 575660 DEEDQC
02/23/2021 11:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210223-0021978

This Instrument Prepared By:
Steven Disser
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 025-00-0-207.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Catherine Dile,** "the Grantor," convey and quitclaim unto **Lisa Dawn Greer and Catherine Dile, tenants in common with right of survivorship**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Certain real property situated in the 10th Civil District of Davidson County, Tennessee, being described as Tract 2 on the survey of the Malone Property dated March 15, 1999, by Burns Consulting, Tennessee License No. 1053, and described as follows to-wit:

BEGINNING at a new iron pin, being North 41 deg. 34' 55" West, 122.36 feet from the most North-Northeast corner of the Debra L. Cloud property as shown in Deed Book 9359, Page 533, Register' s Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the Most North-Northeast corner of Tract 1, the most East-Northeast corner of this tract, thence along the line with Tract 1, South 77 deg. 27' 50' West, 187.84 feet to a new iron pin; thence continuing along the line with Tract 1, South 79 deg. 03' 50" West, 91.20 feet to a new iron pin; thence continuing along the line with Tract 1, South 54 deg. 05' 44" West, 22.63 feet to a new iron pin; thence continuing along the line with Tract 1, South 27 deg. 49' 58" West, 162.09 feet to a new iron pin; thence continuing along the line with Tract 1, South 31 deg. 28' 11" West, 288.45 feet to a new iron pin; thence continuing along the line with Tract 1, South 58 deg. 29' 45" West, 43.20 feet to a new iron pin; thence continuing along the line with Tract 1, South 02 deg. 37' 25" East, 468.69 feet to a new iron pin; thence along a new line, South 87 deg. 22' 35" West, 435.08 feet to a new iron pin, the most South-Southeast corner of Tract 3; thence along the line with Tract 3, North 02 deg. 37' 25" West, 308.61 feet to a new iron pin; thence continuing along the line with Tract 3, North 63 deg. 56' 20" East, 210.50 feet to a new iron pin; thence continuing along the line with Tract 3, North 58 deg. 29' 45" East, 279.92 feet to a new iron pin; thence continuing along the line with Tract 3, North 31 deg. 28' 11" East 274.85 feet to a new iron pin; thence continuing along the line with Tract 3, North 27 deg. 49' 58" East, 172.17 feet to a new iron pin; thence continuing along the line with Tract 3, North 54 deg. 05' 44" East, 45.28 feet to a new iron pin; thence continuing along the line with Tract 3, North 79 deg. 02' 37" East, 101.65 feet to a new iron pin; thence continuing along the line with Tract 3, North 77 deg. 27' 50" East, 173.18 feet to a new iron pin, in the Western margin of Hitt Lane; thence along the Western margin of Hitt Lane, South 27 deg. 17' 54" East, 48.88 feet to a point; thence continuing along the Western margin of Hitt Lane, South 41 deg. 34' 55" East, 3.13 feet to the beginning, containing 5.002 acres, more or less.

Together with and subject to the following described 30' wide perpetual utility and ingress/egress easement through Tracts 5, 4 and 3, being described as follows, to-wit:

BEGINNING at a point, being South 14 deg. 14' 50" East, 6.89 feet from the most East-Southeast corner of the James Warner property as shown in Deed Book 10727, Page 703, Register' s Office for Davidson County, Tennessee, in the western margin of Hitt Lane, the most North-Northeast corner of this easement, thence along the Western margin of Hitt Lane, South 14 deg. 14' 50" East, 30.04 feet to a point; thence along a new line, South 78 deg. 36' 30" West,

191.44 feet to a point; thence continuing along a new line, South 69 deg. 45' 22" West, 132.23 feet to a point; thence continuing along a new line, South 50 deg. 13' 31" West, 72.00 feet to a point; thence continuing along a new line, South 23 deg. 57' 26" West, 213.51 feet to a point; thence continuing along a new line, South 31 deg. 02' 53" West, 163.41 feet to a point; thence continuing along a new line, South 03 deg. 07' 27" East, 45.37 feet to a point; thence continuing along a new line, South 21 deg. 02' 48" East, 86.45 feet to a point; thence continuing along a new line, South 58 deg. 29' 45" West, 30.51 feet to a point; thence continuing along a new line, North 21 deg. 02' 48" West, 9671 feet to a point; thence continuing along a new line, North 03 deg. 07' 27" West, 59.32 feet to a point; thence continuing along a new line, North 31 deg. 02' 53" East, 170.77 feet to a point; thence continuing along a new line, North 23 deg. 57' 26" East, 111.36 feet to a point; thence continuing along a new line, North 27 deg. 45' 27" East, 124.24 feet to a point; thence continuing along a new line, North 50 deg. 13' 31" East, 65.56 feet to a point; thence continuing along a new line, North 69 deg. 45' 22" East, 139.72 feet to a point; thence continuing along a new line, North 78 deg. 36' 30" East, 192.27 feet to the beginning, containing 0.632 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 03/15/99.

The above described property is SUBJECT TO the following described 30' wide perpetual utility and ingress/egress easement for the benefit of Tract 1, being described as follows, to-wit:

BEGINNING at a point, being North 60 deg. 59' 19" East 459.07 feet from the northwest corner this Tract 2, the northeast corner of this easement, thence along a new line, South 21 deg. 02' 48" East, 75.44 feet to a point; thence along the line with Tract 1, South 02 deg. 37' 25" East, 94.93 feet to a point; thence along a new line, North 21 deg. 02' 48" West, 159.96 feet to a point; thence continuing along a new line, North 58 deg. 29' 45" East, 30.51 feet to the beginning, containing 0.081 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 03/15/99.

The foregoing description was prepared from as survey dated March 15, 1999, by William M. Burns, Registered Land Surveyor, No. 1053.

Being the same property conveyed to Brandon Walker and Lisa North, as joint tenants with right of survivorship by Warranty deed from Alisa C. Boone, an unmarried woman of record in Instrument No. 20160908-0094404 Register's Office for Davidson County, Tennessee, dated September 06, 2016 and recorded on September 08, 2016. (Value of consideration shown in aforementioned deed $16,500.00.).

Being the same property conveyed to Brian Cole and Lisa D. Greer by Warranty deed from Brandon Walker and Lisa North of record in Instrument No. 20190718-0070501 Register's Office for Davidson County, Tennessee, dated July 17, 2019 and recorded on July 18, 2019. (Value of consideration shown in aforementioned deed $39,000.00.).

Being the same property conveyed to Catherine Dile by QuitClaim deed from Brian Cole and Lisa D. Greer of record in Instrument No. 20200723-0080839 Register's Office for Davidson County, Tennessee, dated July 20, 2020 and recorded on July 23, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 1025 Hitt Lane, Goodlettsville, Tennessee 37072.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

202102230021978

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 17th day of February, 2021.

_____(SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, , the within named 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 this 17th day of February, 2021.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **NONE -0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of February, 2021.

Notary Public
My commission expires: 3/8/21

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File # 2021-1376

202102230021978

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON