Karen Johnson Davidson County
Batch# 581019 DEEDQC
03/01/2021 03:48:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210301-0025885

This document was prepared from information furnished by the parties and no title search was performed.

PREPARED BY:
Barge Design Solutions, Inc.
615 3rd Avenue South, Suite 700
Nashville, Tennessee 37210

STATE OF TENNESSEE: COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $10.00.
By Cynthia H. Ellis, Gen. Mgr. - Madison Suburban Utility District
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 22 DAY OF February, 2021.

NOTARY PUBLIC Peggy J. Shoaf

MY COMMISSION EXPIRES 9/6/22

PEGGY J. SHOAF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PEGGY J. SHOAF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER
Madison Suburban Utility District
108 West Webster St
Madison, Tennessee 37115

SEND TAX BILLS TO
New Owner

TAX MAP/PARCEL NO.
EX Parcel: 05108001400
PO Parcel: 05108001200

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, Madison Suburban Utility District of Davidson County, Tennessee, does hereby quitclaim and convey unto Madison Suburban Utility District of Davidson County, Tennessee, all of its right, title, and interest in and to the following parcels of land in Davidson County, Tennessee, to-wit:

Parcel 05108001400

Beginning at a point in the south margin of Webster Street, at the corner of Lots 3 and 4; thence along the west line of Lots 1, 2, and 3 and along the east line of Lot 4, southerly 150 feet to a point; thence westerly 100 feet to the center of Lots 5 and 6; thence with the line between said lots, northerly 150 feet to the south margin of Webster Street; thence with the margin of the same, easterly 100 feet to the beginning.

Being the same property conveyed to Graciela P. Rojas by deed from Rudolph R. Shelton, unmarried, of record in Book 7094, page 634, Register's Office of Davidson County, Tennessee, and further conveyed to Madison Suburban Utility District by Instrument Number 20120919-0084496.
This improved property is commonly known as 100 West Webster St, Madison, TN 37115.

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE THE ABOVE-DESCRIBED PARCEL WITH PARCEL 05108001200.

Parcel 05108001200

A tract of Land in the 11th Civil District of Davidson County, Tennessee, being all of Lots Nos. 6 through 11, part of Lots 12 and 13 and part of Douglas Avenue Closed, all as shown on the Plan of L.M. Ezell's 38 Home Tracts, not of record, described according to a survey of Barry Greer & Associates, Land Surveyor, dated August 25, 1980, as follows:

Beginning at a point in the southern right-of-way of West Webster Street, said point being North 60 deg. 58 min. 39 sec. West, 250.00 feet, as measured along said right-of-way, from its intersection with the western right-of-way of Gallatin Pike, and proceeding as follows: leaving West Webster Street, South 29 deg. 00 min. 00 sec. West, 150.00 feet to an iron pin in the southern line of U-Haul Park Plaza, as of record in Book 5210, page 038, Register's Office for Davidson County, Tennessee, thence with U-Haul Park Plaza North 60 deg. 58 min. 39 sec. West, 391.98 feet to an iron pin in the center of Gibson Creek; thence with

the center of said creek, North 59 deg. 52 min. 29 sec. East 174.72 feet to an iron pin in the said right-of-way of West Webster Street, thence, with said right-of-way, South 60 deg. 58 min. 39 sec. East, 302.32 feet to the beginning and containing 52,072 square feet, more or less.

Being the same property conveyed to Edward C. Dunn, Trustee, by deed from Henshaw's Homestead House, Inc., a Tennessee corporation, of record in Book 5647, page 639, Register's Office for said County, and further conveyed to Madison Suburban Utility District by deed of record in Book 8574, page 422, Register's office for said County.
This improved property is commonly known as 104 and 108 West Webster St, Madison, TN 37115.

Witness my hand and seal on this 22 day of February 2021.

By Cynthia H. Ellis, Gen. Mgr./MSUD
Cynthia H. Ellis

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Cynthia H Ellis, as General Manager for Madison Suburban Utility District, the within named bargainor(s), 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, at office, this 22 day of February, 2021.

Peggy J. Shoaf

PEGGY J. SHOAF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES SEPTEMBER 6, 2022

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