Karen Johnson Davidson County
Batch# 586221 DEEDQC
03/05/2021 04:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210305-0029657

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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)
Suzanne A. Melvin	**Same**	
(NAME)	(NAME)	
7050 Corsica Drive		**16900035600**
(ADDRESS)	(ADDRESS)	
Germantown, TN 38138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

RUSSELL C. MELVIN ("GRANTOR")

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

SUZANNE A. MELVIN ("GRANTEE")

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

BEING A TRACT OF LAND IN THE 35TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 2:

BEGINNING AT AN IRON ROD SET IN THE SOUTHEAST MARGIN OF HESTER BEASLEY ROAD AT A DISTANCE OF 25 FEET FROM THE CENTER OF SAID ROAD, SAID POINT BEING A CORNER OF TRACT 1, THENCE LEAVING THE SOUTHEAST MARGIN OF HESTER BEASLEY ROAD WITH A BOUNDARY LINE OF TRACT 1 ON A NEWLY ESTABLISHED LINE SOUTH 59 DEG. 53 MIN. 14 SEC. EAST, 855.53 FEET TO AN IRON ROD SET IN A NORTHERN BOUNDARY LINE OF TRACT 3; THENCE ALONG BOUNDARY LINES OF TRACT 3 ON NEWLY ESTABLISHED LINES TO POINTS AS FOLLOWS: SOUTH 82 DEG. 00 MIN. 50 SEC. WEST, 624.59 FEET TO AN IRON ROD SET; NORTH 42 DEG. 25 MIN. 42 SEC. WEST, 435.13 FEET TO AN IRON ROD SET IN THE SOUTHEAST MARGIN OF HESTER BEASLEY ROAD; THENCE ALONG THE SOUTHEAST MARGIN OF HESTER BEASLEY ROAD TO POINTS AS FOLLOWS: NORTH 49 DEG. 17 MIN. 53 SEC. EAST, 81.33 FEET; NORTH 43 DEG. 30 MIN. 22 SEC. EAST, 109.81 FEET; NORTH 29 DEG. 14 MIN. 15 SEC. EAST, 71.21 FEET TO THE POINT OF BEGINNING, CONTAINING 5.02 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL C. MELVIN AND WIFE SUZANNE A. MELVIN, BY WARRANTY DEED FROM PHILIP E. CHAMBLEE, OF RECORD IN INSTRUMENT NUMBER 20120921-0085799, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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: **8842 Hester Beasley Road, Nashville, Tennessee 37221**

Witness our hands this the 5th day of March, 2021.

RUSSELL C. MELVIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUSSELL C. MELVIN,** 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 5th day of March, 2021.

Notary Public

My Commission Expires:

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

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