Karen Johnson Davidson County
Batch# 586272 DEEDQC
03/08/2021 08:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210308-0029723

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

The purpose of this deed is to create a new map and parcel number for the below described property.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Peter Connerth 2223 11th Avenue South Nashville, TN 37204	Owner	Part of 084-16-0-190.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Peter Connerth, single man,** by these presents do hereby quitclaim and convey unto **Peter Connerth, single man,** his heirs, successors, and assigns, his rights, title and interest in and to the following described tract of land:

BEGINNING AT AN IRON ROD (OLD) AT THE SOUTHWEST CORNER OF LOT 62, LINCOYA HILLS (BOOK 1835, PAGE 91 R.O.D.C., TN) AT A CORNER TO LOT 63 OF SAID LINCOYA HILLS OWNED BY BYRON E. & SHARON B. WHITE (INSTRUMENT # 20160805-0081693 R.O.D.C., TN);
THENCE WITH THE SOUTHERLY LINE OF SAID LOT 62
S 40°20'12" E, PASSING THE SOUTHEAST CORNER OF SAID LOT 62 AT 228.00 FEET FOR A TOTAL DISTANCE OF 319.06 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY LINE OF LOT 61 OF SAID LINCOYA HILLS AT THE NORTHWEST CORNER OF LOT 9 NOB HILL SUBDIVISION (BOOK 2663, PAGE 31 R.O.D.C.,TN) OWNED BY BRYAN & MICHELLE COLLINS
(INSTRUMENT # 20070913-0109660 R.O.D.C., TN); THENCE WITH THE LINE OF SAID LOT 9
S 50°19'06" W 129.95 FEET TO THE NORTHWEST CORNER OF LOT 10 OF SAID NOB HILL SUBDIVISION OWNED BY ANGELO N. PICUCCI (INSTRUMENT # 20201215-0147611 R.O.D.C., TN); THENCE WITH THE LINE OF SAID LOT 10
S 50°18'34" W 120.52 FEET TO A CONCRETE MONUMENT (OLD) IN THE NORTHERLY LINE OF A RAILROAD R.O.W.; THENCE WITH SAID RAILROAD R.O.W.
N 40°10'16" W 113.95 FEET TO A POINT; THENCE CONTINUING WITH SAID RAILROAD R.O.W. WITH A CURVE TO THE LEFT WITH A RADIUS OF 2619.70 A CHORD BEARING & DISTANCE OF N 43°22'43" W 293.16 FEET TO AN IRON ROD (NEW) AT THE SOUTHEAST CORNER OF A TRACT OF LAND OWNED BY RALPH M. STURGES, JR (INSTRUMENT # 20200220-0018895 R.O.D.C., TN); THENCE LEAVING SAID RAILROAD R.O.W. WITH SAID STURGES N 33°46'44" E 140.12 FEET TO AN IRON PIPE (OLD) AT THE SOUTHWEST CORNER OF SAID LOT 63 LINCOYA HILLS; THENCE WITH SAID LOT 63
S 52°19'11" E 130.88 FEET TO AN IRON PIPE (OLD); THENCE
N 50°06'31" E 103.73 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAING 96114.33 SQ. FT. OR 2.21 ACRES ACCORDING TO A BOUNDARY SURVEY DATED 2-4-2021 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC., P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD TN R.L.S. # 1838

Being part of the same property conveyed to Peter Connerth, a single man by Warranty deed from Kenneth M. Malone and wife Corena J. Malone of record in Instrument No. 20180821-0082963 Register's Office for Davidson County, Tennessee, dated February 12, 2021 and recorded on August 21, 2021.

This is improved property known as part of 2805 Lincoya Drive, Nashville, TN 37214.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
4 day of March, 2021.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 4th day of March, 2021.

Peter Connerth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Peter Connerth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of March, 2021.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022