Karen Johnson Davidson County
Batch# 588617 DEEDQC
03/10/2021 11:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210310-0031380

After Recording, Send To:

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 114 00 0 041.00

QUITCLAIM DEED

Rachel A. Davis fka Rachel A. Miles married to **Matthew W. Davis**, hereinafter grantor, of **Davidson County Tennessee**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Rachel A. Davis and Matthew W. Davis**, for their joint lives, with the remainder to the survivor of them, hereinafter grantee, whose tax mailing address is **c/o Ruoff Mortgage Company, 1700 Maganavox Way, Suite 220 Fort Wayne, IN 46804**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE ATTACHED EXHIBIT A

Property Address is: 7447 Old Charlotte Pike, Nashville, TN 37209.

DERIVATION CLAUSE

Prior instrument reference: **20120109-0002378**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on January 28th, 2021:

Rachel A. Davis
Rachel A. Davis fka Rachel A. Miles

Matthew W. Davis
Matthew W. Davis

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on January 28th, 2021 by **Rachel A. Davis fka Rachel A. Miles** and **Matthew W. Davis** who are personally known to me or have produced drivers license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Tammie Blakeney
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

TAMMIE BLAKENEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
March 13, 2022

EXHIBIT "A"
Property Description

Closing Date: 01/28, 2021

Borrower(s): **Rachel A. Davis and Matthew W. Davis**

Property Address: **7447 Old Charlotte Pike, Nashville, TN 37209**

PROPERTY DESCRIPTION:

Land in the Eighth Civil District of Davidson County, Tennessee, being pan of Lot No. I on the plan of the subdivision of the land of William Gower. deceased. of record in Minute Book "H", Page 487, County Court for said county and described according to a copy of survey of James A. Hamilton, Jr., August 20, 1949 and said pan of Lot No. I as described as follows:

BEGINNING at a point in the center line of Old Charlotte Pike. at the northeast corner of the property conveyed to A.L.Fisk by deed from E. L. Evans and wife of record in Book 1733, Page 615. Register's Office for said county., thence with the center line of said Pike, South 85 degrees East 3 feet, South 82 degrees 15 minutes East 183 feet more or less to a point at a turn in said pike and continuing with the center of said Pike, North 77 degrees 15 minutes East 245 feet more or less to a point in the northwest corner of the Herr property: thence leaving said pike. I degree 20 feet West with Herr's west line, 1552 feet more or less to a stake; thence North 88 degrees 5 minutes West 425 feet more or less to a stake, thence North 1 degree 20 minutes East to the southeast corner of the property conveyed to Fisk by deed above referred to and continuing the same course, and along Fisk's east line, in all 1514 feet more or less to the beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXCLUDED FROM THIS CONVEYANCE IS Tract Two conveyed to Eric Crafton and Wayne Crafton by deed from Johnny Stinson and wife, Donetta Stinson and Billy Frank Stinson, dated October 20. 1995. of record in Book 9834, Page 207, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Being a tract of land in the Twenty Third Councilmanic District of Davidson County. Tennessee and located west of Sawyer Brown Road, North of Charlotte Pike and South of Old Charlotte Pike and being more particularly described as follows:

To find the BEGINNING start on a PK in the centerline of Sawyer Brown Road, said PK being North 01 degrees 25 minutes 50 seconds East 923.22 feet, more or less from an iron pin at the intersection of the North right of way of Charlotte Pike and the East right of way of Sawyer Brown Road and said PK being the Northeast corner of Bertha Heer as evidenced in Deed Book 3929. Page 97, in the Register's Office of Davidson County. Tennessee.; thence South 81 degrees 16 minutes 19 seconds West a distance of 636.61 feet to an Iron pin: thence North 03 degrees 30 minutes 00 seconds East a distance of 157.84 feet to an iron pin, the beginning, thence leaving

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said iron pin and along the South line the herein described tract and the North line of a parcel now or formerly belonging to Hulan, evidenced in Deed Book 2042, Page 199, in the Register's Office of Davidson County, Tennessee, North 84 degrees 56 minutes 15 seconds West a distance of 420.61 feet to an iron pin at a fence post, said iron pin being the Southwest corner of the herein described tract and the Southeast comer of Dave and Blanch Stinson, as evidenced in Deed Book 1854. Page 132, in the Register's Office of Davidson County, Tennessee; thence leaving said iron pin and along the West line of the herein described

tract and the East line of Dave and Blanch Stinson, North 03 degrees 35 minutes 00 seconds East a distance of 679.70 feet to an iron pin, said pin being the Northwest corner of the herein described tract; thence leaving said iron pin and severing the land of Stinson, as evidenced in Deed Book 5097, Page 221, in the Register's Office of Davidson County, Tennessee; South 84 degrees 55 minutes 43 seconds East a distance of 419.63 feet to an iron pin in the West line of the River Road Church of Christ, as evidenced in Deed Book 4752, Page 800, in the Register's Office of Davidson County, Tennessee, said pin being the Northeast corner of the herein described tract; thence leaving said iron pin and along the East line of the herein described tract, South 03 degrees 30 minutes 00 seconds West passing an iron pin at 37.81 feet and passing an iron pin at 307.50 feet, a total distance of 679.66 feet to an iron pin, the beginning, containing 6.552 acres, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated September 13, 1995.

Parcel No.: 114 00 0 041.00

File #: 2021-28183

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Tennessee Certification of Electronic Document

I, Jenni Elam, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jenni Elam
Signature

State of Ohio
County of Hamilton

Personally appeared before me, Amy Neal Braden, a notary public for this county and
Notary's Name

state, Jennifer Elam, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Amy Neal Braden
Notary Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

NOTARIAL SEAL STATE OF OHIO
AMY NEAL BRADEN
NOTARY PUBLIC
CLERMONT COUNTY
STATE OF OHIO
My Comm. Expires
Oct.11, 2021