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Karen Johnson Davidson County
Batch# 594447 DEEDQC
03/18/2021 08:57:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210318-0035804

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED
FOR JOINDER OF TAX PARCELS

Address New Owner as Follows:	Send Tax Bill to:	Parcel ID:
Karl Wendt and Ashley Wendt 3143 Long Blvd. Unit 101 Nashville, TN 37203	OWNER	Map 57, Parcels 80 & 130

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, we, **Karl Wendt and Ashley Wendt, husband and wife,** the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Karl Wendt and Ashley Wendt, husband and wife**, the **Grantees** herein, their successors and assigns, all of their right title and interest in and to the following described real property in Davidson County, Tennessee:

TRACT NO. 1

Land being a portion of a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, bounded on the South by Cato Road and recorded in Deed Book 6638, Page 926, Register's Office of Davidson County, and more particularly described as follows:

Beginning at an iron pin in the Northerly margin of Cato Road, 194.84 feet from the common line with the Stephen P. Franceson Sr. property; thence, leaving said margin and along a common line with Tract 8 N26-55-09E, 538.78 feet; thence N23-48-13E, 846.26 feet; thence along a common boundary with the William H. Council Sr. property, S7-37-46E, (erroneously referenced as S7037-46E in a prior deed of record) 139.84 feet; thence, S21-09-46W, 871.05 feet; thence, S26-55-09W, 478.75 foot to the Northerly margin of Cato Road; thence along a curve to the left and with said margin, having a central angle of 29-48-40, a radius of 310.59 feet, and a length of 161.60 feet; thence, S86-50-37W, 29.79 feet to the point of the beginning.

For informational purposes only, the prior deed of record sets out subject property as containing 5.204 acres, more or less. This property is known as: 4618 Cato Rd, Nashville, TN 37218 and being Map 57, Parcel 130.

TRACT NO. 2

Land being a tract of land in the Second Civil District of Davidson County Tennessee described according to a survey by Thorton and Associates, dated 4/1/10, to-wit:

Beginning in the North right of way of Cato Road approximately 0.7 miles West of Briley Parkway; thence along a curve to the left, having a radius of 310.59 feet, a distance of 221.23 feet, thence continuing with said right of ways South 86 degrees 50 minutes 37 seconds West, 29.79 feet; Thence North 26 degrees 55 minutes 9 seconds East, 538.78 feet; Thence North 23 degrees 48 minutes 13 seconds East, 846.26 feet; Thence South 70 degrees 37 minutes 46 seconds East, 380.18 feet; Thence North 42 degrees 45 minutes 10 seconds East, 319.73 feet; Thence South 03 degrees 33 minutes 39 seconds West, 1,043.23 feet; Thence North 88 degrees 08 minutes 16 seconds West, 572.59 feet; Thence South 24 degrees 36 minutes 22 seconds West, 165.38 feet; Thence South 36 degrees 28 minutes 37 seconds West, 231.22 feet; Thence South 50 degrees 27 minutes 29 seconds West, 105.30 feet to the point of beginning.

Being the same property conveyed to Karl Wendt and Ashley Wendt, husband and wife, by Warranty Deed from Ricky and Crystal Ray, husband and wife, of record in Instrument No. 20210318-0035802, Register's Office for Davidson County, Tennessee.

The purpose for this conveyance is to join these tax parcels into a single tax parcel with one tax parcel identification number.

(This is improved real property with mailing addresses of 4618 Cato Rd., Nashville, TN 37218 and 4604 Cato Rd., Nashville, TN 37218.)

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 16 day of March, 2021.

Karl Wendt

Ashley Wendt

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Karl Wendt and Ashley Wendt,** 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 as their free act and deed for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: Jan 8. 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 16 day of March, 2021.

NOTARY PUBLIC

My Commission Expires Jan 6, 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON