Karen Johnson Davidson County
Batch# 607021 DEEDQC
04/05/2021 03:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210405-0044353

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2021.

Notary Public

My commission expires: 10-21-2024

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., SUITE A
CLARKSVILLE, TN 37043

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Chad A. Collier *et ux* Heather M. Collier	**NEW OWNER**	**P/O 02400000100**
112 Sunset Island Trl.		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Chad A. Collier and Heather M. Collier, husband and wife,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Chad A. Collier and Heather M. Collier, husband and wife,** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Sumner County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A"

By Way of Recital: The Express purpose of this deed is to subdivide the property described into a separate tract.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is improved property commonly known as **5405 Lickton Pike, Goodlettsville, TN 37072**

WITNESS my/our hands this 29th day of March, 2021.

Chad A. Collier

Heather M. Collier

STATE OF TN

COUNTY OF Sumner

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Chad A. Collier and Heather M. Collier,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of March, 2021.

My Commission Expires: 10-21-2024

NOTARY PUBLIC

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

EXHIBIT "A"

A tract of land in the 11th Councilmanic District of Davidson County, Tennessee. Being a portion of Parcel 1.00 on Davidson County Tax Map 240.00 and being more particularly described as follows:

Beginning at an iron pin (old), being along the easterly right of way margin of Lickon Pike, the most southwest corner of Robert Melton, as record in Deed Book 3464 Page 233, Register's Office for Davidson County, (R.O.D.C) and being a northwesterly corner of the Chad A. & Heather M. Collier Property, as recorded in Instrument No. 20161114-0119724, (R.O.D.C.) and the herein described tract;

Thence, leaving said right of way margin and along or near a common line of the herein described tract and Melton, South 69°24'58 East passing a witness iron pin (old) on the westerly bank of a creek for a total distance of 228.87 feet to a point in the center of a creek;

Thence, along or near the center of a creek and Melton's rear lines, common with the herein described tract the following four (4) calls:

North 04°36'36" East for a distance of 134.06 feet;

Thence, North 08°19'10" East for a distance of 107.92 feet;

Thence, North 16°44'51" East for a distance of 167.61 feet;

Thence, North 20°01'46" East for a distance of 106.74 feet to the center of said creek, being an easterly corner of Melton, a southwest corner of Timothy R. Roberts, as recorded in Deed Book 9505 Page 778, (R.O.D.C.), being a northwest corner of the herein described tract and being marked by a witness iron pin (old) on the easterly bank of said creek; Thence, leaving said creek and Melton and along or near common lines of the herein described tract and Roberts the following four (4) calls:

South 60°19'03" East passing a witness iron pin (old) on the easterly bank of said creek for a total distance of 255.30 to an iron pin (old);

Thence, North 16°36'42" East for a distance of 68.97 feet to an iron pin (old);

Thence, North 27°24'46" East for a distance of 142.01 feet to an iron pin (old);

Thence, North 36°35'08" East for a distance of 190.98 feet to an iron pin (old), being the most northeast corner of Roberts, the most southeast corner of Avery Noelle Hartman Toy & Joseph Jordan Toy, as recorded in Instrument No. 20210126-0011546, (R.O.D.C.) and a northwest corner of the herein described tract;

Thence, leaving Roberts and Toy and along or near a common line with Amanda D. Neely, as recorded in Instrument No. 20150826-0086560, (R.O.D.C.) and Deed Book 11283 Page 900, (R.O.D.C), South 85°06'19" East a distance of 2087.40 to an iron pin (old), being a southeast corner of Neely and a southwesterly corner of Keith D. Galbreath, as recorded in Instrument No. 20130702-0068346, (R.O.D.C.) and being along or near the northerly line of the herein described tract;

Thence, leaving Neely and along or near a common line with Galbreath and the herein described tract, South 85°18'45" East for a distance of 289.90 feet to an iron pin (old), being the most southeast corner of Galbreath, being a southwesterly corner of Legina Chaudoin, Trustee of The Back 40 Trust, as recorded in Instrument No. 20191126-0122286, (R.O.D.C) and a northerly corner of the herein described tract;

Thence, leaving Galbreath and along or near common lines of Chaudoin and the herein described tract the following four (4) calls:

South 02°35'57" East for a distance of 149.81 feet to an iron pin (old);

Thence, South 85°07'35" East for a distance of 486.72 feet to an iron pin (old);

Thence, South 85°54'23" East for a distance of 290.40 feet to an iron pin (old);

Thence, South 86°56'58" East for a distance of 46.82 feet to an iron pin (old), being the most southeast corner of Chaudoin, being the most southwest corner of W.D. Cox, as recorded in Deed Book 4320 Page 170, (R.O.D.C.) and being a northeast corner of the herein described tract;

Thence, leaving Chaudoin and Cox and along or near the common lines of Chester Hardy III & Tammy Anderson Hardy, as recorded in Instrument No. 20170216-0016054, (R.O.D.C.) and the herein described tract the following three (3) calls:

South 05°06'54" West for a distance of 136.71 feet to an iron pin (old);

Thence, South 05°25'29" West for a distance of 217.66 feet to an iron pin (old);

Thence, South 05°45'38" West for a distance of 202.65 feet to an iron pin (old), being the southwest corner of Hardy, being the northwest corner of Jose Angel De La Parra, as recorded in Instrument No. 20190703-0065335, (R.O.D.C.) and being along or near the easterly line of the herein described tract;

Thence, leaving Hardy and along or near the common lines of La Parra and the herein described tract the following two (2) calls:

South 06°56'57" West for a distance of 307.21 feet to an iron pin (old);

Thence, South 04°48'54" West for a distance of 133.54 feet to an iron pin (old), being along or near the common line of La Parra and the herein described tract;

Thence, in part with La Parra and Julie Strong, as recorded in Instrument No. 20090625-0059077, (R.O.D.C.), South 06°15'36" West for a distance of 257.41 feet, being along or near the westerly line of Strong, being the northwest corner of Billy Ray Woodard & Pamela Fay Woodward, as recorded in Instrument No. 20190802-0076476, (R.O.D.C.) and the most south easterly corner of the herein described tract;

Thence, leaving Strong and along or near the common line of Woodard and the herein described tract the following three (3) calls:

North 82°10'58" West for a distance of 430.16 feet to an iron pin (old);

Thence, North 84°32'28" West for a distance of 238.25 feet to an iron pin (old);

Thence, North 89°35'57" West for a distance of 344.43 feet to a 17" Oak Tree;

Thence, in part with Billy Ray Woodard & Pamela Fay Woodward and Ebb Wayne Woodard, as recorded in Deed Book 9474 Page 116, (R.O.D.C.) and continuing along or near common lines of the herein described tract, South 88°51'11" West for a distance of 247.05 feet to an iron pin (old);

Thence, South 89°09'58" West for a distance of 246.79 feet to a 22" Maple Tree, being along or near the common line of the herein described tract and Ebb Wayne Woodard;

Thence, North 87°55'38" West for a distance of 187.64 feet to an iron pin (old), being the northwest corner of Ebb Wayne Woodard and the northeast corner of David A. Rank, as recorded in Instrument No. 20060913-0113416, (R.O.D.C.) and along or near the southerly line of the herein described tract;

Thence, leaving Ebb Wayne Woodard and along or near the common line of Rank and the herein described tract the following two (2) calls:
North 85°18'21" West for a distance of 217.09 feet to an iron pin (old);

Thence, North 84°06'46" West for a distance of 355.12 feet to an iron pin (old), being the northwest corner of Rank, being the northeast corner of Joyce Speight, etal, as recorded in Instrument No. 20160414-0035740, (R.O.D.C) and being the most southwesterly corner of the herein described tract;

Thence, leaving Speight, etal and Rank and with new lines of division across the Collier Property the following three (3) calls:

North 07°53'44" East for a distance of 1181.06 feet;

Thence, South 74°39'04" West a distance of 1562.71 feet;

Thence, North 69°24'58" West a distance of 243.54 feet to the easterly right of way margin of Lickton Pike;

Thence, with said margin, North 20°59'45" East for a distance of 50.00 feet to the Point of Beginning and containing 3,736,901 square feet or 85.79 acres, more or less.

Being a portion of the same property conveyed to Chad A. Collier and Heather M. Collier, husband and wife, by Quitclaim Deed from Chad A. Collier and Heather M. Collier, husband and wife, dated November 14, 2016, of record in Instrument No. 20161114-0119724, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY