Karen Johnson Davidson County
Batch# 607021 DEEDQC
04/05/2021 03:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210405-0044354

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

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

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

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:

Commencing 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.);

Thence, leaving Melton and along said right of way margin, South 20°59'45" West a distance of 50.00 feet to the True Point of Beginning;

Thence, with new lines of division across the Collier Property the following three (3) calls:

South 69°24'58" East a distance of 243.54 feet;

Thence, North 74°39'04" East a distance of 1562.71 feet;

Thence, South 07°53'44" West a distance of 1181.06 feet to an iron pin (old), being the northwest corner of the David A. Rank Property, as recorded in Instrument No. 20060913-0113416, (R.O.D.C.) and the northeast corner of Joyce C. Speight, etal, as recorded in Instrument No. 20160414-0035740, (R.O.D.C.) and in a southerly line of the Collier Property;

Thence, leaving Rank and along or near the common line of Collier and Speight, etal, North 81°29'50" West a distance of 199.00 feet, being a northwest corner of Speight, etal and a northeast corner David M. & Hallie S. Sloan, as recorded in Instrument No. 200120604-0048433, (R.O.D.C.);

Thence, leaving Speight, etal and along or near the common line of Collier and Sloan the following ten (10) calls: South 88°01'03" West a distance of 442.30 feet to an iron pin (old);

Thence, North 82°26'55" West a distance of 268.29 feet to an iron pin (old);

Thence, North 01°13'42" West a distance of 131.01 feet to an iron pin (old);

Thence, North 34°46'39" East a distance of 118.91 feet to an iron pin (old);

Thence, North 03°40'09" East a distance of 49.76 feet to an iron pin (old);

Thence, North 86°14'20" West a distance of 333.75 feet to an iron pin (old);

Thence, North 79°39'07" West a distance of 139.27 feet to an iron pin (old);

Thence, North 66°22'58" West a distance of 171.71 feet to an iron pin (old);

Thence, North 84°15'56" West a distance of 145.72 feet to an iron pin (old);

Thence, North 59°50'03" West a distance of 105.10 feet to an iron pin (old), being the most southwest corner of the herein described tract and the Collier Property, being a northerly corner of Sloan and in the easterly right of way margin of Lickton Pike;

Thence, leaving Sloan and along the easterly right of way margin of Lickton Pike, North 20°59'15" East a distance of 354.67 feet to the Point of Beginning and containing 1,283,640 square feet or 29.47 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