Karen Johnson Davidson County
Batch# 612967 DEEDQC
04/12/2021 02:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210412-0048528

Prepared By: Joe Montag
Timios, Inc.
5716 Corsa Ave., Suite 102
Westlake Village, CA 91362
Phone: (877) 884-6467
After Recording Return To:
CYNTHIA J FRY, JOEL E CARTHON
3550 BRICK CHURCH PIKE
NASHVILLE, TN 37207-2002

R~~A~~2250327

QUITCLAIM DEED

Send Tax Bills To:
3550 BRICK CHURCH PIKE, NASHVILLE, TN 37207-2002
Map & Parcel Nos.:
(APN NUMBER)

FOR AND IN CONSIDERATION of [-love and affection] the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, CYNTHIA J. FRY AND JOEL CARTHON, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP does/do hereby quitclaim and convey unto CYNTHIA J. FRY AND JOEL CARTHON, WIFE AND HUSBAND AND CASEY M JAMES AN UNMARRIED MAN , AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP his/her/their heirs [its successors] and assigns, all of [my] [our] [Grantor's] right, title and interest in and to a certain tract or parcel of land located in DAVIDSON County, Tennessee and described as follows:

3550 BRICK CHURCH PIKE, NASHVILLE, TN 37207-2002

THE FOLLOWING DESCRIBED PROPERTY IN DAVIDSON COUNTY, TENNESSEE: A TRACT OF LAND IN THE 12TH, FORMERLY THE 21ST, CIVIL DISTRICT OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF THE BRICK CHURCH PIKE, AND RUNNING NORTH 83 DEGREES, WEST 480 FEET TO A CORNER OF J. W. OVERALL'S LAND, AND BEING A NORTHWEST CORNER OF THE ORIGINAL TRACT OF 164 ACRES CONVEYED TO A. C. WEBB BY MARY E. PHILLIPS BY DEED OF RECORD IN BOOK 445, PAGE 118, REGISTER'S OFFICE FOR SAID COUNTY; THENCE SOUTH 3 DEGREES WEST 1147 FEET TO A CORNER OF A 50-ACRE TRACT CONVEYED TO J. C. LARGE BY A. C. WEBB BY DEED OF RECORD IN BOOK 494, PAGE 695, SAID REGISTER'S OFFICE; AND RUNNING THENCE WITH THE LINE OF SAID 50-ACRE TRACT, NORTH 88 DEGREES EAST 50-FEET, NORTH 3 DEGREES EAST 377 FEET; THENCE SOUTH 88 DEGREES EAST 362 1/2 FEET TO THE CENTER OF BRICK CHURCH PIKE; THENCE WITH THE CENTER OF SAID PIKE, NORTH 5 1/4 DEGREES EAST 736.5 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 8.06 ACRES, MORE OR LESS. INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PORTION HAVING BEEN CONVEYED TO SAM TINNIN AND WIFE, GLENDA TINNIN, IN BOOK 4305, PAGE 693, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LAND IN THE TWELFTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY MADE BY RICHARD B. OMOHUNDRO, ENGINEER, NOVEMBER 2, 1968, AS FOLLOWS: BEGINNING IN THIS CENTER OF BRICK CHURCH PIKE AT THE SOUTHEAST CORNER OF THE WALTER E. GASSER PROPERTY; THENCE WITH SAID GASSER'S SOUTHERN BOUNDARY LINE, NORTH 83 DEGREES WEST, 475.8 FEET; THENCE SOUTH 5 DEGREES 23 MINUTES WEST 280.8 FEET; THENCE SOUTH 84 DEGREES 14 MINUTES EAST 473.8 FEET TO THE CENTER OF BRICK CHURCH PIKE; THENCE WITH THE CENTER OF SAME, NORTH 5 DEGREES 46 MINUTES EAST 270.5 FEET TO THE BEGINNING, CONTAINING THREE (3) ACRES, MORE OR LESS. FURTHER INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IN THAT PORTION HAVING BEEN CONVEYED TO JERRY CRECELIUS AND WIFE, MARY FRANCES CRECELIUS IN BOOK 6626, PAGE 577, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS: LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY SOUTHERN LAND SURVEYING CO., INC. DATED

JULY 25, 1972, NO. 1644, AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF BRICK CHURCH PIKE, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JERRY CRECELIUS AND WIFE BY DEED FROM SAM TINNIN AND WIFE, OF RECORD IN BOOK 4451, PAGE 519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE CENTER OF SAID PIKE SOUTH 5 DEGREES 46 MINUTES WEST 148.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN 3.46 ACRES, MORE OR LESS, TRACT SHOWN ON SAID SURVEY, SAID 3.46 ACRES, MORE OR LESS, TRACT BEING THE REMAINING PROPERTY OF THE GRANTOR HEREIN; THENCE WITH THE NORTHERLY LINE OF SAID 3.46 ACRES, MORE OR LESS, TRACT, NORTH 84 DEGREES 14 MINUTES WEST, PASSING THE WESTERLY MARGIN OF SAID PIKE AT 29.76 FEET, A TOTAL DISTANCE OF 471.72 FEET TO A POINT IN THE EASTERLY LINE OF THE WALTER E. GASSER PROPERTY; THENCE WITH SAID GASSER'S EASTERLY LINE NORTH 5 DEGREES 05 MINUTES EAST 148.06 FEET TO SAID CRECELIUS' SOUTHWEST CORNER; THENCE WITH SAID CRECELIUS SOUTHERLY LINE SOUTH 84 DEGREES 14 EAST, PASSING THE WESTERLY MARGIN OF SAID PIKE AT 443.74 FEET A TOTAL DISTANCE OF 473.8 FEET TO THE POINT OF BEGINNING, CONTAINING 1.50 ACRES, MORE OR LESS, EXCLUSIVE OF THAT PORTION THEREOF WHICH LIES WITHIN THE RIGHT OF WAY OF SAID PIKE. PARCEL: 050-00-0-094-00 BEING THE SAME PROPERTY CONVEYED TO CYNTHIA J. FRY AND JOEL CARTHON, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM CYNTHIA J. FRY, A MARRIED WOMAN JOINED IN EXECUTION BY HER SPOUSE JOEL CARTHON RECORDED 12/20/2018 IN DEED INSTRUMENT NO. 201812200123802, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is [improved/unimproved] property known as 3550 BRICK CHURCH PIKE.
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 30 day of March 2021.

Cynthia J Fry
CYNTHIA J FRY

Joel E. Carthon
JOEL E CARTHON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, CYNTHIA J FRY, JOEL E CARTHON , the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.

WITNESS my hand and official seal at Nashville, TN, this the 30 day of March, 2021.

Ella K. Butler
NOTARY PUBLIC
My Commission Expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00, the county assessed market value.

Linda Brown

LINDA BROWN - Affiant

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of LOS ANGELES

On 4/9 , 20 21 , before me, Melody Bass , a notary public, personally appeared, Linda Brown , who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MELODY BASS
COMM. #2214198
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires SEP. 15, 2021

Melody Bass

Signature of Notary Public

(Notary Seal)

True Copy Certification

I, LINDA BROWN, 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.

Linda Brown
Signature

State of CALIFORNIA

County of LOS ANGELES

Personally appeared before me, **Melody Bass**, a notary public for this county and state, **Linda Brown** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melody Bass
Notary's Signature

My Commission Expires: 09/15/2021
Notary' Seal (if on paper)

