Karen Johnson Davidson County
Batch# 617180 DEEDQC
04/16/2021 02:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210416-0051403

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

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 16th day of April, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Fidel Roberto Mezquite Neira	**New Owner**	**p/o 031-00-0-100.00**
4444 Westcap Road		
Whites Creek, TN 37189		

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, JENNIFER GOMEZ, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto FIDEL ROBERTO MEZQUITE NEIRA, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Being the same property conveyed to Jennifer Gomez by Warranty Deed dated 11/13/20 from Elizabeth A. Hendrix and William H. McGill, Jr., Co-Trustees of the McGill Sr. Family Trust, of record in Instrument No. 20201123-0137292, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 4444 Westcap Road, Whites Creek, TN 37189.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 15 day of April, 2021.

JENNIFER GOMEZ

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jennifer Gomez, the within named Grantor(s), 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 official seal at office this 15 day of April, 2021.

My commission expires: 10/2/2023

NOTARY PUBLIC

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

EXHIBIT A

Property lying in the 3rd Councilmanic District of Davidson County, Tennessee at the dead end of Westcap Road and bounded on the south by property belonging to Burton and Joan Zimmerle of record in Deed 20190116-0004312 and by Westcap Road; bounded on the west by federal Interstate Highway 24, and also on the west and north by the remaining property of the McGill Senior Family Trust; and bounded on the east by property belonging to Charles Vaughn of record in Deed 20070711-0082541 and more specifically described as follows:

Beginning on an iron pin set on the northeast margin of Westcap Road with a 50' right-of-way and approximately 1.2 miles north of Old Hickory Boulevard at a southeast corner of the herein described tract and the southwest corner of Zimmerle property and being 33.94' north of a "mag nail" set in the center of the asphalt roadway; thence with the northerly margin of Westcap Road around a curve to the left with an arc distance of 495.61' and a radius of 757.05', with a chord length of 486.81' and a chord bearing N-62o 08' 09"-W, to an iron pin set on the northerly margin of Westcap Road; thence continuing with said margin N-80o 54' 16"-W, 303.45' to an iron pin set on said margin; thence N-78o 06' 41"-W. 294.61' to an iron pin set on said margin; thence around a non-tangent curve to the right with an arc distance of 137.17', and a radius of 142.52', with a chord length of 131.94' and a chord bearing N-47o 27' 25"-W, to an iron pin set on the northerly margin of Westcap Road at the point where the original asphalt pavement ends; thence N-77o 20' 00"-W, 81.98' along a twenty (20') foot permanent drainage easement to a concrete Interstate Highway R.O.W. monument on the east margin of Interstate 24; thence with the Interstate 24 R.O.W. N-19o 20' 17"-W, 197.61' along a ten (10') permanent drainage easement to a point in the Interstate R.O.W. fence; thence N-07o 06' 13"-W, 483.33' to a concrete Interstate Highway R.O.W. monument; thence leaving the east margin of Interstate 24, N-80o 29' 03"-E, 29.86 to a railroad spike set in the center of a dirt access road; thence generally with the center of the access road N-20o 15' 05"-E, 155.51' to a railroad spike, thence N-25o 02' 38"-E, 232.93' to an iron pin set in the center of said access road; thence N-21o 42' 46"-E, 172.39' to an iron pin set in the center of the access road at the northwestern corner of the herein described tract #1; thence with the south line of tract #2 of this survey S-46o 24' 03"-E, 959.32' to an iron pin set; thence S-82o 54' 43"-E, 1070.77' to an iron pin set near (plus or minus 10' of a north/south fence line) and being the northeast corner of the herein described tract #1 and the southeast corner of tract #2 of this survey; thence generally with the fence S-09o 45' 56"-W, 418.10' to an iron pin set in the fence; thence S-08o 41' 5"-W, 207.75' to an iron pin set by a corner fence post and a southeast corner of the herein tract #1; thence N-77o 14' 19"-W, 110.33' to an iron pin set in the fence; thence N-81o 49' 02"-W, 444.68' to an existing old iron pipe in the fence; thence S-08o 58' 45"-W, 403.97' to an iron pin, the point of beginning and containing 40.24 acres, more or less according to a survey by Galyon Northcutt Surveying dated October 14, 2020.

This property is subject to a twenty five (25') foot ingress/egress easement along the centerline of a gravel and dirt road beginning at the terminus of the Westcap Road and extending to the south margin of Ingram Road. The care and maintenance of said road will be the equal responsibility of each property owner.

202104160051403

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