Karen Johnson Davidson County
Batch# 655471 DEEDQC
06/11/2021 02:01:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210611-0079169

This instrument prepared by:
Martha Brooke Perry
BALTHROP, PERRY & NOE, PLLC
102 Boyd Street, P.O. Box 82
Ashland City, TN 37015

Larry Flick
TO:
Larry Flick, Life Estate and William John Newman
and wife Kristen Cody Newman, remainder
1411 Lost Hollow Ln.
Ashland City, TN 37015

MAP: 48

PARCEL: 0062.00

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For no monetary consideration but in consideration of the love and affection which I have for my daughter and her husband, I, Larry Flick, ("Grantor" herein) by these presents quitclaim and convey unto William John Newman and wife, Kristen Cody Newman, their heirs successors and assigns (herein "Grantees"), all my right, title and interest, subject to a life estate I hereby retain for myself, in and to the following described property:

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 12-02-16, File Number 2-275, as follows:

Beginning at a set iron rod in the center of a gravel access drive and having a Tennessee State Plane Coordinate of N: 695090.1020, E: 1717149.8558; Thence with the north line of Cindy Comer (Deed Book 5611, Page 417) NORTH 62 DEGREES 16 MINUTES 55 SECONDS WEST a distance of 790.04 feet to a 22 inch tree at a break in a partial stone wall; Thence NORTH 80 DEGREES 13 MINUTES 28 SECONDS WEST a distance of 409.20 feet to a set iron rod and having a Tennessee State Plane Coordinate of N: 695526.9727, E: 1716047.2091; Thence crossing a hollow NORTH 07 DEGREES 36 MINUTES 01 SECONDS EAST a distance of 593.92 feet to a set iron rod in an old road along a ridge and common corner to Jonathan Lawhorn (Instr: 20160112-0003104); Thence with said Lawhorn and along the ridge NORTH 77 DEGREES 51 MINUTES 53 SECONDS EAST a distance of 226.91 feet to a set iron rod; Thence SOUTH 88 DEGREES 49 MINUTES 16 SECONDS EAST a distance of 495.00 feet to a set iron rod; Thence SOUTH 66 DEGREES 57 MINUTES 13 SECONDS EAST a distance of 607.50 feet to an existing iron rod being a common corner to Carl Wayne Groves (Instr: 20040624-0074993) and having a Tennessee State Plane Coordinate of N: 695915.4229, E: 1717401.5152; Thence with said Groves SOUTH 24 DEGREES 23 MINUTES 27 SECONDS WEST a distance of 798.76 feet to a set iron rod in an existing gravel access drive; Thence with a curve turning to the left with an arc length of 129.49 feet, with a radius of 145.67 feet, with a chord bearing of SOUTH 38 DEGREES 37 MINUTES 34 SECONDS EAST, with a chord length of 125.27 feet, to a set iron rod which is the point of beginning, having an area of 906457 square feet, 20.81 acres

Being the same property conveyed to Larry Flick by deed of record at Instrument No. 20171016-0105812, Register's Office of Davidson County, Tennessee, as corrected by the Deed of Correction at Instrument No. 20200929-0111975, said Register's Office.

This conveyance includes any rights grantor has in any easements serving or appurtenances to the above described property.

This conveyance is made subject to such liens, encumbrances, restrictions or other matters as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 9th day of June, 2021.

Edward Larry Flick and Larry Flick ELF are one and the same person.

Edward Larry Flick
Larry Flick

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, (W) Edward Larry Flick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 9th day of June, 2021.

Martha Brooke Martin
NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires: 7/17/2021

STATE OF Tennessee
COUNTY OF Cheatham

The actual consideration for this transfer is $ 0.00.

Kristen Newman
GRANTEE/AFFIANT

SWORN to and subscribed before me
this the 9th day of June, 2021.

Martha Brooke Martin
NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/17/2021

THIS DEED WAS PREPARED WITH INFORMATION FROM THE PARTIES. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, AND ACCORDINGLY, NO OPINION OR WARRANTY AS TO THE STATUS OF TITLE IS MADE BY THE PREPARER.