Karen Johnson Davidson County
Batch# 660514 DEEDQC
06/21/2021 11:10:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210621-0083208

Quitclaim Deed

State of Tennessee
County of Williamson

The actual consideration for this tra

Affiant

Subscribed and sworn to before me this the 14th day of May, 2021

Notary Public
My Commission Expires: 6.24.2023

2021-236

April G. Nichols
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#
Edmondson Empire, Inc. 2628 Claylick Road Nashville, TN 37189	NEW OWNER	022-00-0-047-00

KNOW ALL MEN BY THESE PRESENTS that **Deandre J. Edmondson**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Edmondson Empire, Inc.**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

TRACT 1:
LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY G&G ENGINEERING CO., JUNE 23, 1967, AS FOLLOWS:

BEGINNING AT A POINT APPROXIMATELY 1.8 MILES EAST OF JOELTON, TENNESSEE ON CLAYLICK ROAD, THIS POINT BEING A SPIKE IN THE CENTER OF CLAYLICK ROAD; THENCE NORTH 0 DEGREES 54' EAST 428 FEET ALONG A FENCE TO A POINT; THENCE NORTH 76 DEGREES 17' EAST 364 FEET ALONG A FENCE TO A POINT, THE TWO PREVIOUS CALLS ALONG THE C. L. WHEELER PROPERTY; THENCE NORTH 15 DEGREES 19' WEST 280 FEET TO A POINT; THENCE NORTH 6 DEGREES 02' EAST 191 FEET TO A POINT; THENCE NORTH 21 DEGREES. 46' WEST 400 FEET TO A POINT; THENCE NORTH 18 DEGREES 08' WEST 180 FEET TO A POINT; THENCE NORTH 23 DEGREES 03' WEST 485 FEET TO A POINT; THENCE NORTH 22 DEGREES 10' WEST 240 FEET TO A POINT; THENCE NORTH 28 DEGREES 10' WEST 668 FEET TO A POINT; THENCE SOUTH 58 DEGREES 24' WEST 1319 FEET TO A POINT - THE PREVIOUS EIGHT CALLS ARE ALL LONG FENCE LINES BOUNDING CORDELL PIPER PROPERTY; THENCE SOUTH 1 DEGREE 14' WEST 2085 FEET ALONG THE FENCE BOUNDING D. A. HARRIS PROPERTY TO A POINT; THENCE NORTH 89 DEGREES 59' EAST 1662.6 FEET ACROSS OPEN WOODED LAND, CROSSING CLAYLICK ROAD, THIS LINE BOUNDS THE ALBERT ADCOCK PROPERTY, TO THE POINT OF BEGINNING, CONTAINING 96.4 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY GRANTED TO THE STATE OF TENNESSEE BY FINAL JUDGMENT IN STATE OF TENNESSEE, PETITIONER, VS. MILDRED COLLEY ET AL, DEFENDANTS, NO. B-6904, OF RECORD IN BOOK 4581, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE CENTER OF CLAYLICK ROAD SAID POINT BEING CHARLES L. WHEELER'S SOUTHWEST CORNER; THENCE WITH SAID CENTER OF ROAD WESTWARDLY 1810 FEET MORE OR LESS TO D. A. HARRIS SOUTHEAST CORNER; THENCE WITH HARRIS' EAST BOUNDARY LINE NORTH 5 DEGREES 10 MINUTES EAST 755 FEET MORE OR LESS TO A POINT 350 FEET NORTHERLY FROM THE CENTER LINE OF PROPOSED NORTH BOUND LANE OF 1-24; THENCE SOUTH 59 DEGREES 57 MINUTES 50 SECONDS EAST 208 FEET MORE OR LESS; THENCE NORTH 82 DEGREES 53 MINUTES 08 SECONDS EAST 823.82 FEET TO A POINT WHICH IS 300 FEET NORTHERLY FROM THE CENTER LINE STATION 245 + 50 OF PROPOSED NORTH BOUND LAND OF I-24; THENCE SOUTH 82 DEGREES 00 MINUTES 37 SECONDS EAST 404.41 FEET; THENCE SOUTH 53 DEGREES 27 MINUTES 43 SECONDS EAST 420 FEET MORE TO CHARLES WHEELER'S WEST BOUNDARY LINE; THENCE WITH SAID BOUNDARY LINE SOUTHWARDLY 285 FEET MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 18.85 ACRES.

TRACT II:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 47 AND PARTICULARLY DESCRIBED AS FOLLOWS ACCORDING TO A SURVEY BY C. E. GREEK, SURVEYOR:

BEGINNING AT A POINT, THIS POINT BEING OPPOSITE STATION 257 + 50 NORTHBOUND LANE I-24-9 (2) 32 RIGHT OF WAY OF DAVIDSON COUNTY, THESE PLANS ON FILE WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION;
THENCE ALONG THE I-24 RIGHT OF WAY LINE NORTH 53 DEGREES 28' WEST 430 FEET + OR - TO A POINT, THIS BEING THE SOUTHEAST CORNER OF THE MILDRED COLLEY PROPERTY; THENCE IN A NORTHERLY DIRECTION 134 FEET + OR - ALONG A FENCE LINE BOUNDED BY THE MILDRED COLLEY PROPERTY TO A FENCE CORNER; THENCE IN AN EASTERLY DIRECTION 364 FEET + OR - ALONG A FENCE LINE BOUNDED BY THE MILDRED COLLEY PROPERTY TO A POINT IN THE CENTER OF A CREEK; THENCE IN A SOUTHEASTERLY DIRECTION 535 FEET + OR - ALONG THE CENTER OF A CREEK BOUNDED BY THE CORDELL B. PIPER PROPERTY TO A POINT IN THE I-24 RIGHT OF WAY; THENCE IN A SOUTHEASTERLY DIRECTION 70 FEET + OR - ALONG THE I-24 RIGHT OF WAY TO A POINT; THENCE NORTHERLY 46 DEGREES 9' WEST 225 FEET + OR - ALONG THE I-24 RIGHT OF WAY LINE TO A POINT; THIS BEING THE POINT OF BEGINNING AND CONTAINING 3.38 ACRES MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION IS A PARCEL OF LAND PURCHASED AS A PERMANENT DRAINAGE EASEMENT BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION AND RECORDED IN BOOK 4515, PAGE 922, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Deandre Jermaine Edmondson by Quit Claim Deed from Schree Schnell Hill, dated February 3, 2021 and recorded March 1, 2021 in Instrument No. 20210301-0025898, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( ) improved property known as 2628 Claylick Road, Whites Creek, TN 37189.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 14th day of May, 2021.

Deandre J. Edmondson

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said county and state, the within named Deandre J. Edmondson, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this the 14th day of May, 2021.

Notary Public
6.21.2023

April G. Nichols
State of Tennessee Notary Public
Williamson County