RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Davidson)
Karen Johnson Davidson County Batch# 661166 DEEDQC 06/21/2021 02:23:30 PM 4 pgs Fees: $22.00 Taxes: $0.00 20210621-0083435	The actual consideration for this transfer is $0.00 Affiant
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires Feb. 25, 2024	Sworn to and subscribed before me this 14th of June 2021. Notary Public My Commission Expires: 2/25/2024
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	(SEAL)

THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Alicia R. Collins and Gregory A. Collins 8050 Old Pond Creek Road Pegram, Tennessee 37143	New Owner	100 00 0.009.00

This Indenture is made on this 14th day of June 2021 by and between Gregory A. Collins, hereinafter referred to as **GRANTOR**, and Alicia R. Collins and Gregory A. Collins, wife and husband, hereinafter referred to as **GRANTEE**.

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to **GRANTEE** all its interest in the following described real estate, situated in the County of Davidson, State of Tennessee:

Being a tract of land as shown on property map 100, assessor's office and lying wholly within the 35th Councilmanic district of Davidson County, Metropolitan Nashville, Tennessee. bounded in general by Jack L. Jakobik on the West; Indian creek partners Emily S. Choate's 14.68 acre tract on the North; Jennifer Lynne Oakley family and Dwayne Chaote on the East; Dwayne Choate, Henry E. Bennett and Jack L. Jakobik on the South; more particularly described as follows:

Beginning at an existing iron pin in a fence (North653997.034 East1678704.628) , the Southeast Corner of Jack L. Jakobik (Ref. Instrument# 20151222 Page 0128519 R.O.D.C.- Plat Book 9700, Page 893- Property Map 100 parcel 81) and being in the North line of a second Jacobik tract (Ref. Instument# 20151207 Page 0123169 R.O.D.C.- property Map 100 parcel 95) thence with Jakobik's initial tract East lines North17°01'35"East 37.00' to an existing iron pin (Chapdelaine) at a Utility pole; Thence North35°10'32"East 169.50' to an existing iron pin "Chapdelaine"; thence North33°30'00"East 143.00' to an existing iron pin, "Chapdelaine"; thence North49°30'00"East 94.00' to an existing iron pin "Chapdelaine "; thence North69°25'00"East 91.00' to an existing iron pin "Chapdelaine"; thence South87°30'00"East 67.00' to an existing iron pin

"Chapdelaine"; thence South86°45'00'East 38.00' to an existing iron pin " Chapdelaine, the Westerly line of Emily Choate's 14.68 acre tract; thence with said 14.68 acre tract, South00°03'12"West 117.65' to an iron pin set in a hollow; thence; running down the hollow for the following 15 calls to iron pins set this survey as follows:

South83°08'44"East 117.44'; South84°01'38"East 95.47'; North85°11'32"East 125.49'; North68°10'29"East 133.63'; North72°26'00"East 134.19'; North71°56'31"East 186.31'; North84°41'54"East 107.06'; North70°56'56"East 58.41'; North58°18'23"East 160.61'; North71°31'48"East184.51'; North80°18'25"East 163.31'; North89°01'12"East 200.63'; South87°34'00"East 127.07' to an iron pin set in the West line of Jennifer Lynne Oakley family (Ref. Instrument# 20170120 Page 006583 R.O.D.C.- property Map 100 Parcel 11); thence with Oakley's West line South07°48'40"West 310.86' to an existing iron pin "Chapdelaine", the Northeast corner of Dwayne Choate (Ref. Deed Book 8822 Page 895 R.O.D.C.- Property Map 113 Parcel 7); thence with Dwayne Choate's North lines North85°11'10"West 119.22' to an iron pin set in a Hickory Stump; thence South68°08'03"West 49.49' to an existing iron pin, "Chapdelaine"; thence South74°15'15"West 319.99' to a 30" White oak in a fence; thence South68°35'45"West 233.82' to an existing iron pin, "Chapdelaine"; thence South03°42'28"East 238.69' to an iron pin set in a fence; thence South80°11'34"West 490.00' to an existing iron pin, "Chapdelaine" at a 12" white oak, the Northeast corner of Henry E. Bennett (Ref. Deed Book 9017 Page 728 R.O.D.C. - property Map 113 parcel 114); thence with Bennett's North lines following an ancient fence, South77°49'18"West 180.98' to an iron pin set; thence North86°49'31"West 67.56' to an iron pin set; thence North79°10'48"West 206.68' to an iron pin set; thence North71°04'55"West 94.38' to an iron pin set; thence North70°24'18"West 150.61' to an iron pin set; thence North63°03'11"West 187.70' to an iron pin set, the Northeast corner of the aforementioned Jack Jakobik second tract; thence with Jakobik North71°16'49"West 137.93' to the point of beginning, containing 21.34 acre, more or less, and being the Southern portion of Donald W. Choate and Emily S. Choate as recorded in instrument # 20111014 Page 0079953, according to a survey by Randolph l. Chapdelaine R.L.S.#1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated September 27, 2017.

Being the same property conveyed to Gregory A. Collins, by Warranty Deed from Emily Sue Choate, of record inInstrument No. 20180207-0012398, in the Register's Office of Davidson County, Tennessee, dated February 06, 2018 and recorded on February 07, 2018.

This is unimproved property known as 0 Highway 76, Cottontown, TN 37048.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record.

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed this 14th day of June, 2021.

GRANTOR:

Gregory A. Collins

202106210083435

STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Gregory A. Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of JUNE, 2021.

Notary Public

My Commission Expires: 2/25/2024

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Feb. 25, 2024

202106210083435

TRUE COPY CERTIFICATION

I, ANNASTON BOGER, 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.

Annaston Boger

Annaston Boger

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, JILL KUMMER, a notary public for this county and state, ANNASTON BOGER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gillian Buchanan Kummer

Notary Public

My Commission Expires: October 18, 2022

