Prepared By:
Lisa Marie Crews, Esq.
127 Carriage Court
Brentwood, Tennessee 37027
615-739-7460

MAIL SUBSEQUENT TAX BILLS TO: Owner
Ian Burchett
846 Battle Road
Nolensville, TN 37135

Karen Johnson Davidson County
Batch# 670178 DEEDQC
07/02/2021 11:10:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210702-0090010

TAX PARCEL ID #: 187 00 0 094.00

QUIT CLAIM DEED

BE IT KNOWN by ALL that the said Grantor, Andrea L. Gray, for no monetary consideration, except for the express purpose of making a conveyance to Ian Burchett pursuant to a Final Decree of Divorce in Circuit Court for Davidson County, Tennessee, File No.170424, Case No. 17 D 424, I, Andrea L. Gray (Grantor), do hereby quitclaim and convey unto Ian Burchett ("Grantee"), forever, all my right, title, interest, claim and demand which I, Grantor, have in and to the following described lot, piece or parcel land, situate, lying and being in the County of Davidson, City of Nolensville, in the State of Tennessee, located at 846 Battle Road with a zip code of 37135, to wit:

Land located in the 5th Civil District of Davidson County, Tennessee, bounded on the North by Tract #3 of this survey; on the East by Tract #1 of this survey; on the South by the centerline of Battle Road; and on the West by property of Lucien Battle (Deed Book 2279; Page 319; RODC), described as follows:

Beginning at a nail in the center line of Battle Road being the southwest corner of property of Andy Burkitt (Tax Map 187, Parcel 21), and the southeast corner of Tract #1 of this survey; thence with the centerline of Battle Road, N 88 deg. 13' 30" W, 293.63 feet to a nail being the BEGINNING of this survey, the southeast corner of this tract; thence continuing with the centering of road, N 88 deg. 13' 30" W, 63.70 feet to a nail and N 87 deg. 24' W, 208.30 feet to a pint being the southwest corner of this tract; thence leaving said road with the easterly line (fenced) of Lucien Battle, N 4 deg. 33' 45" E, through an old pipe 16.6 feet off the centerline of the road and continuing for a total distance of 865.0 feet to a pin in the fence line being the northwest corner of this tract; thence with the southerly line of Tract #3 of this survey, S 63 deg. 28' 13" E, 342.70 feet to a pin being the northeast corner of this tract; thence with the westerly line of Tract #1 of this survey, S 14 deg. 38' 50" W, 326.0 feet to a pin and S 3 deg. 00'W, 405.76 feet to the BEGINNING, containing 5.11 acres, more or less, according to a survey by ROBERT FRANCIS, dated 8/27/85. BEING the same property conveyed to Lewis Cryee by Warranty deed from Amelia Warren Workman, Administrator of the Estate of Owen Marshall Warren and Amelia Warren Workman and Kevin David Warren, as the sole Heirs at Law of Owen Marshall Warren of record in instrument No. 20130802-0080601 Register's Office for Davidson County, Tennessee, dated July 31, 2011 and recorded on August 2, 2011.

This is improved property known as **846 Battle Road, Nolensville, TN 37135.**

Current Source of title: #20161014-0108981

Said property is conveyed subject to any and all limitations, restrictions, and encumbrances as may affect the premises.

Andrea L. Gray and Andrea Burchett are one and the same person.

INWITNESS HEREOF, we have hereunto set our hands on this the 2nd day of July, 2021:

Andrea L Gray
Andrea L. Gray (Grantor's Signature)

Andrea L. Gray
Andrea L. Gray (Grantor)
3822 Katherine Street
Nashville, TN 37216

STATE OF TENNESSEE)
) **SS.**
COUNTY OF Davidson)

The foregoing Quit Claim Deed was acknowledged before me on 2nd July, 2021 by Andrea L. Gray, who produced a valid driver's license as identification, and such individual having executed aforementioned instrument of her free and voluntary act and deed. The Actual

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

(Signature of Notary)

Kenneth Parsons
(Printed Notary Name) _____,

My Commission expires: 11/6/2024

KENNETH JAMES PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
) **SS.**
COUNTY OF Davidson)

The actual consideration or value of this transfer is $ 0.00.

Andrea L Gray
AFFIANT (Andrea L. Gray)

(Signature of Notary)

Kenneth Parsons
(Printed Notary Name)

My Commission expires: 11/6/2024

KENNETH JAMES PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY