This instrument was prepared by:
Jacqueline B. Dixon
Weatherly & Dixon, PLLC
424 Church Street
Suite 2260 Fifth Third Center
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 674500 **DEEDQC**
07/09/2021 12:31:11 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20210709-0092851

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Michael Avrit 2943 Walnut Crest Drive Antioch, TN 37013	Same	12400006700

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

JACQUELINE B. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SWORN TO AND SUBSCRIBED before me this 7th day of July 2021.

NOTARY PUBLIC
My Commission Expires: March 6, 2024

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce entered on July 7, 2021, in the Third Circuit Court for Davidson County, Tennessee, in the case of *Miriam Avrit v. Michael Avrit*, Docket Number 20D968, Miriam Avrit has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Michael Avrit, his heirs, successors, and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Property is in the 33rd Councilmanic District of Nashville, Davidson County, Tennessee and lying on the south side of Hobson Pike approximately 2,965 feet west southwest of the intersection of Pugh Road and South Mt. Juliet Road (also known as Hobson Pike). Said property is bounded on the north by Hobson Pike, on the east by property belonging to Darren Bishop of record in Deed

#20180412-0034428 and by property belonging to Brandon Faircloth of record in Deed #20040601-0063529, on the south by property belonging to the United States Government, U. S. Army Corps of Engineers, J. Percy Priest Lake, and on the West by property belonging to Larry Matheney of record in Deed #20180502-0042581 and being more specifically described as follows:

Beginning on an iron pin on the south margin of Hobson approximately 2,965 feet west southwest of the intersection of Pugh Road and South Mt. Juliet Road (also known as Hobson Pike); thence leaving the south margin of Hobson Pike with the west line of Bishop S-06° 39' 00"-W, 645.87' to an iron pin set beside a gravel drive; thence S-20° 07' 05"-E, 414.21' to an Iron pin set at the end of a fence; thence S-57° 32' 51"-E, 182.55' to an existing iron pin in a fence and Faircloth's west line; thence with Faircloth's line S-06° 17' 46"-W, 550.73' to a Corp of Engineers monument at the common fence corner of Faircloth and Avrit; thence with the Corp of Engineers' property N-86° 44' 49-W, 342.22' to an existing iron pin in the fence; thence N-86° 44' 49"-W, 270.98' to an existing steel "T" post in a rock pile at a fence corner, Matheney's southeast corner; thence with Matheney's east line N-50° 59' 15"-E, 1629.16' to an existing iron pin on the south margin of Hobson Pike; thence with the south margin of Hobson Pike N-86° 13' 53"-E, 284.24' to an iron pin, the point of beginning and containing 16.02 acres, more or less, according to a survey completed by Galyon Northcutt Surveying dated January 10, 2020.

Being part of the same property conveyed to Michael Avrit and Miriam Avrit, Husband and Wife, by Quitclaim Deed from Darren Bishop, a Married Man, of record in Instrument No.20200505-0046776, dated May 5, 2020, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Survey attached as Exhibit "A". Additional acreage to be added to Map 12400008400.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as: Hobson Pike, Hermitage, TN 37076.

JACQUELINE B. DIXON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Miriam Avrit

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Jacqueline B. Dixon, a Notary Public in and for said County and State, the within named Miriam Avrit, with whom I am personally acquainted, and who acknowledged that she he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July 2021.

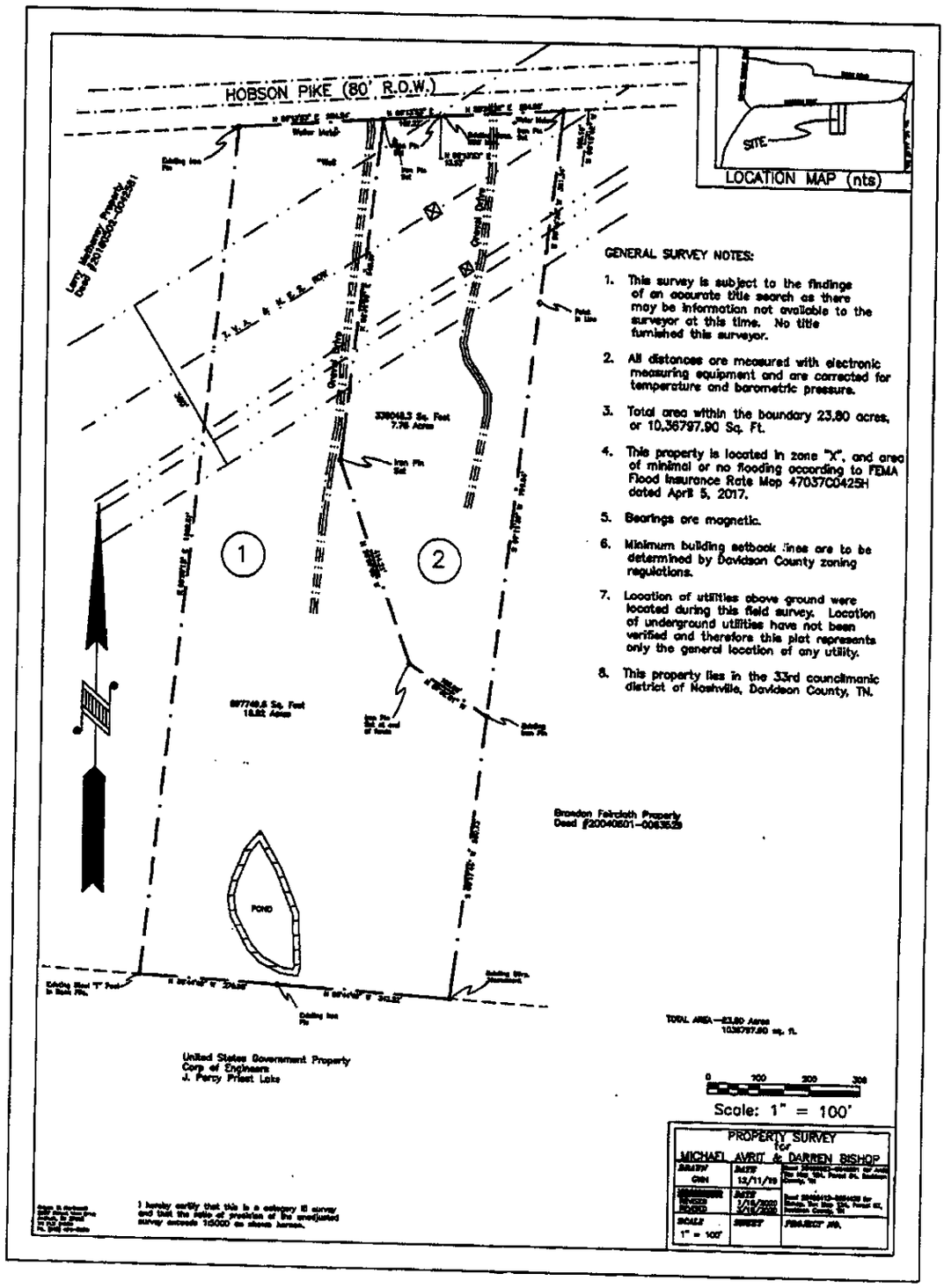
JACQUELINE B. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: March 6, 2024

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.

EXHIBIT "A"


HOBSON PIKE (80' R.O.W.)
LOCATION MAP (nts)
SITE
GENERAL SURVEY NOTES:
1. This survey is subject to the findings of an accurate title search as there may be information not available to the surveyor at this time. No title furnished this surveyor.
2. All distances are measured with electronic measuring equipment and are corrected for temperature and barometric pressure.
3. Total area within the boundary 23.80 acres, or 10,36797.90 Sq. Ft.
4. This property is located in zone "X", and area of minimal or no flooding according to FEMA Flood Insurance Rate Map 47037C0425H dated April 5, 2017.
5. Bearings are magnetic.
6. Minimum building setback lines are to be determined by Davidson County zoning regulations.
7. Location of utilities above ground were located during this field survey. Location of underground utilities have not been verified and therefore this plat represents only the general location of any utility.
8. This property lies in the 33rd councilmanic district of Nashville, Davidson County, TN.
1
2
POND
Brandon Feirclath Property
Deed #20040601-0063529
United States Government Property
Corp of Engineers
J. Percy Priest Lake
TOTAL AREA—23.80 Acres
10,36797.90 sq. ft.
0 100 200 300
Scale: 1" = 100'
PROPERTY SURVEY
for
MICHAEL AVRIT & DARREN BISHOP
DRAWN
GNN
DATE
12/11/19
REVISED
DATE
1/16/2020
3/16/2020
SCALE
1" = 100'
SHEET
PROJECT NO.
I hereby certify that this is a category III survey and that the ratio of precision of the unadjusted survey exceeds 1:5000 as shown hereon.