Karen Johnson Davidson County
Batch# 677566 DEEDQC
07/15/2021 11:03:54 AM 1 pg
Fees: $12.00 Taxes: $0.00

20210715-0095260

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Timothy Drowns and Arduno Cacciotti	Timothy Drowns	33 – 210.00
1300A Dickerson Road	1417 Drakes Creek Road	
Goodlettsville, TN 37072	Hendersonville, TN 37075	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Timothy Drowns,**, the grantor herein, does hereby Quitclaim and convey unto the said **Timothy Drowns and Arduno Cacciotti, as tenants in common,** the Grantees herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Beginning on an iron pin in the Southerly margin of Dickerson Pike, said iron pin being located S 35-28E 80' from a corresponding pointing the Northwestly margin of said Dickerson Pike, which corresponding point is situated 844' Southwest corner of Lot No. 1 on the plan, being of record in Book 842, Page 63 (R.O.D.C), as measured along the Northwest margin of Dickerson Pike; thence from iron pin running with Hajari S35-28E 160.25 partly with a block wall to the corner of said wall, thence running with Woodard for the next two calls, S52-52-51 W 88.88' to an iron pin, N39-13-30 W 152.32' to an iron pin in the Southeastly margin on Dickerson Pike, thence running with the margin of said road N 48-16-50E 99.42' to the beginning containing 0.34 acres.

Being the same property conveyed to Eddies Wholesale Supply, LLC by Warranty Deed from Cecil Edward Cole and Wife, Elizabeth Jeanette Cole dated 12/31/1997 and filed for record on 01/05/1998 of record in Book 10746, Page 931, said Register's Office for said County.

Being the same property conveyed to Timothy Drowns by Warranty Deed from Eddies Wholesale Supply, LLC dated 4/7/2021 and filed for record on 4/22/2021 of record in Instrument No. 202104220053788, said Register's Office for said County.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 1300A Dickerson Road, Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value which ever is greater for this transfer is *$0.00*

Subscribed and sworn to before me this the 12th day of July, 2021.

Affiant

My commission expires: 3/1/25

Notary Public

M TODD CATHEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WITNESS, the said Grantor hereunder set its hand and seal this 12th day of July, 2021.

Timothy Drowns

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said county and state, the within named **Timothy Drowns**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of July, 2021.

Notary Public

My Commission Expires 3/1/25

M TODD CATHEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY