Karen Johnson Davidson County
Batch# 680274 DEEDQC
07/21/2021 08:50:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210721-0097541

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0 .

AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550
EMAIL: hmskiplaw@concast.net

Subscribed and sworn to before me
This 10th day of July

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Iris Hambrick 7530 Wilkinson Road Joelton, TN 37080	Patricia Iris Hambrick 7530 Wilkinson Road Joelton, TN 37080	01500003600

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Michael Edward Hambrick, for and in consideration of the sum of one and no/100 dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto Patricia Iris Hambrick, her heirs, successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

See attached Exhibit "A" for description

Being the same property conveyed to Patricia Iris Hambrick and Michael Edward Hambrick by Affidavit of Heirship from Ima Jean Fitzgerald of record in Instrument No.: 2021072 1 - 0097540, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 0 Wilkinson Road, Joelton, Tennessee 37080.

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

WITNESS my hand this 10th day of July, 2021.

Michael E Hambrick

Michael Edward Hambrick, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Edward Hambrick, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 10th day of July, 2021.

Howard M Skipworth

NOTARY PUBLIC

My commission expires:

HOWARD M SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

NOTE TO REGISTER:

Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

EXHIBIT "A"

PROPERTY DESCRIPTION

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 08-20-18, File Number 2-604, as follows:

Beginning in the center of Wilkinson Road at the southwest corner of Keith Richardson Tract 1 (Book 8526, Page 349);
Thence leaving said center line with said Richardson
SOUTH 82 DEGREES 18 MINUTES 24 SECONDS EAST passing an existing iron witness rod at 25.02 feet (having a Tennessee State Plane Coordinate of N:731099.02, E:1718902.14) and continuing a total distance of 53.61 feet to a point in the creek and common corner to Paul E. Hambrick (Book 8463, Page 500, Lot 2 Hambrick Subdivision, Book 5800, Page 39);
Thence with said Hambrick SOUTH 03 DEGREES 41 MINUTES 15 SECONDS WEST a distance of 148.51 feet;
Thence SOUTH 08 DEGREES 29 MINUTES 15 SECONDS WEST a distance of 45.80 feet to the northwest corner of Paul E. Hambrick (Book 5849, Page 477, Lot 1 Hambrick Subdivision, Book 5800, Page 39);
Thence continuing with said Hambrick SOUTH 23 DEGREES 12 MINUTES 34 SECONDS EAST a distance of 175.68 feet;
Thence SOUTH 12 DEGREES 34 MINUTES 11 SECONDS WEST a distance of 229.10 feet;
Thence SOUTH 11 DEGREES 50 MINUTES 40 SECONDS EAST a distance of 212.93 feet to the northwest corner of Henry Jones (Deed Book 4606, Page 492);
Thence with said Jones SOUTH 21 DEGREES 16 MINUTES 47 SECONDS EAST a distance of 36.60 feet to a point in the north line of Carol J. Ferguson (Book 3806, Page 986);
Thence with said Ferguson and leaving said creek
NORTH 86 DEGREES 20 MINUTES 40 SECONDS WEST passing a set iron witness rod at 25.39 feet (Having a Tennessee State Plane Coordinate of N:730275.74, E:1718965.15) and continuing a total distance of 53.86 feet to the center of Wilkinson Road;
Thence with the center of Wilkinson Road
NORTH 21 DEGREES 30 MINUTES 43 SECONDS WEST a distance of 67.34 feet;
Thence with a curve turning to the right with an arc length of 232.99 feet, with a radius of 385.50 feet, with a chord bearing of NORTH 04 DEGREES 11 MINUTES 53 SECONDS WEST with a chord length of 229.46 feet,
Thence NORTH 13 DEGREES 06 MINUTES 58 SECONDS EAST a distance of 32.10 feet;
Thence with a curve turning to the left with an arc length of 145.51 feet, with a radius of 337.15 feet, with a chord bearing of NORTH 00 DEGREES 45 MINUTES 08 SECONDS EAST with a chord length of 144.38 feet,
Thence NORTH 11 DEGREES 36 MINUTES 41 SECONDS WEST a distance of 124.94 feet;
Thence with a curve turning to the right with an arc length of 165.96 feet, with a radius of 561.31 feet, with a chord bearing of NORTH 03 DEGREES 08 MINUTES 29 SECONDS WEST with a chord length of 165.35 feet;
Thence NORTH 05 DEGREES 46 MINUTES 07 SECONDS EAST a distance of 70.57 feet to the point of beginning,
having an area of 46517.7 square feet, 1.07 acres