Karen Johnson Davidson County
Batch# 682036 DEEDQC
07/23/2021 09:30:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210723-0099001

This Instrument
Prepared By:

Dan E. Huffstutter
1211 16th Avenue South
Nashville, TN 37212-2901
(615) 242-2000

QUITCLAIM DEED

This Quitclaim Deed, executed as of the 20th day of July 2021, by Grantor, Brenda A. Claud, to Grantee, Larry V. Claud.

Witnesseth:

That Grantor has this day transferred and conveyed unto the Grantee, to have and to hold to himself, and to his assigns and successors forever, a certain tract or parcel of land situated in the 10th Civil District of Davidson County, Tennessee and more specifically described as follows:

Beginning at an iron pin in the southerly margin of Baker Road (said point being south 58°21'14" north west 163.93 ft.;
thence, in a westerly direction on a curve having a radius of 311.50 ft., a tangent of 222.0 ft. and a delta angle of 70°58'23" for a distance 385.86 ft.;
thence, north 46°09' 44" west 81.89 ft. to a point;
thence, north 46°09' 44" West 120.00 feet to a point;
thence, in a westerly direction on a curve having a radius of 595.21 ft., a tangent of 196.11 ft. and a delta angle of 36°28' 20" north for a distance of 378.88 ft.;
thence, north 86°35'19" west 141.00 ft.;
thence, north 86°35'19" west 250.24 feet from the southwesterly corner of the intersection of Baker Road and Old Dickerson Pike;
thence, south 5°54'41" west 910.21 ft. to an iron pin;
thence, south 84 °06' 48" east 250.00 feet to an iron pin;
thence, south 5 °26' 27" west 558.09 ft. to an iron pin;
thence, north 83°12'16" west 654.66 ft. to a point;
thence, north 5°54'41" east 547.69 ft. to an iron pin;
thence, south 84° degrees 06' 48" east 250.00 feet to an iron pin;
thence north 5°54'41" east 902.99 ft. toan iron pin in the Southerly margin of Baker Road;
thence, with said margin of said road South 86°52' 09" east 150.18 ft. to the point of **beginning** and containing 11.40 acres, more or less, according to a survey dated May 13, 1986, byRichard C. Kessinger, surveyor, Number 1038, Job Number 86-113.

Being the same property conveyed to Larry V. Claud and wife, Brenda Ann Claud, by warranty deed of record in Book 11230, page 946, in the Register of Deed's Office for Davidson County, Tennessee.

This is improved property know as 1854 Baker Road, Nashville, TN.

In Witness Whereof, Grantor has executed this Deed as of the date and date first above written.

Brenda Ann Claud

State of Tennessee)
County of Davidson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Brenda Ann Claud**, with whom I am personally acquainted or proved to me on the basis of satisfactory evicence, and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 20th day of July 2021.

Dawn E. Wright

Dawn E. Wright, Notary Public

DAWN E WRIGHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-2-2024

My Commission Expires:

July 2, 2024

Name and Address of Property Owner:
Larry V. Claud
1854 Baker Road
Goodlettsville, TN 37072

Person or Entity Responsible For Payment of Property Taxes:
Larry V. CLaud
1854 Baker Road
Goodlettsville, TN 37072

Map 12
Parcel 137

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Larry V. Claud, Affiant

Sworn to and subscribed before me
20th day of July 2021.

Dawn E. Wright

Dawn E. Wright, Notary Public

DAWN E WRIGHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-2-2024

My Commission Expires: July 3, 2024