Karen Johnson Davidson County
Batch# 701279 DEEDQC
08/19/2021 11:41:40 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210819-0112416

Quitclaim Deed

RECORDING REQUESTED BY Juanita Faye Filson and James Randall Warrick
AND WHEN RECORDED MAIL TO:
James Thomas Filson , Grantee(s)
520 Spring Valley LN
Nashville, TN 37214
Consideration: $NO Consideration
Property Transfer Tax: $ 0
Assessor's Parcel No.: 100
PREPARED BY: James Thomas Filson certifies herein that he or she has prepared this Deed.

James Thomas Filson
Signature of Preparer

7-19-2021
Date of Preparation

James Thomas Filson
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on July, 19 2021 in the County of Davidson, State of Tennessee by Grantor(s), Juanita Faye Filson and James Randall Warrick, whose post office address is 521 Spring Valley LN. Nashville, TN 37214, to Grantee(s), James Thomas Filson, whose post office address is 520 Spring Valley LN. Nashville, TN 37214,

WITNESSETH, that the said Grantor(s), Juanita Faye Filson and James Randall Warrick, for good consideration and for the sum of Zero ($ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

JUANITA FAYE FILSON
Print Name of Grantor

Signature of First Witness to Grantor(s)

RENEE E. SINNOTT
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

JAMES R. WARWICK
Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

AARON WARWICK
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

James Thomas Filson
Print Name of Grantee

Signature of First Witness to Grantee(s)

RENEE E. SINNOTT
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of TENNESSEE

County of DAVIDSON

On 7-19-2021, before me, RENEE E. SINNOTT, a notary public in and for said state, personally appeared, JUANITA FAYE FILSON JAMES RANDALL WARRICK

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID TN DRIVERS LICENSE (Seal)

RENÉE E SINNOTT
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 01/03/2023
COUNTY OF DAVIDSON

Land in Davidson County Tennessee, being part of Lot No. 98 on Plan Of a part of Blue Fields, as of record in Book 843, Page 34, Register's Office for said County, and a part of Lot No. 1 on the Revised Map of Bluefields, not of record, described according to a survey made by George W. Watkins Surveyor, August 20, 1951, as follows:

Beginning on the easterly margin at an iron pin of a 20-foot roadway, said beginning point being the northeast Corner of property conveyed to Minnie B. Helms Heard by deed from A.M. Helms and wife, as of record in Book 1341, Page 374, Register's Office for said County; thence with herald's north line south 62deg. 30' West 368.7 feet to an iron pin; thence north 31deg. West 381.5 feet to an iron pin/thence north 43deg East 112 feet; thence north 48deg. 28' east 55.4 feet; thence South 87deg. 30' east 158.4 feet; thence north 28deg 57' east 38 feet; thence south 83deg. 51' east 173.5 feet; thence south 19deg. 40' east 100 feet; thence south 76deg. 05' west 20 feet to the westerly margin of said roadway, Said point being the northeast corner of property conveyed to Elwain B. Williams and wife by deed from C.L. Helms and wife by deed of record in Book 1907, Page 385, Register's Office for said County; thence with Williams' north line South 76 deg. 05' west 150 feet to his northwest Corner, thence with his south line north 76 deg. 05' east 150 feet to his Southeast Corner and

the Westerly margin of a 20 foot roadway; thence eastwardly 20 feet to the easterly margin of said 20-foot roadway; thence with easterly margin of ~~the~~ said roadway South 19 deg. 40' east 244.8 feet to an iron pin, the point of beginning.

Embraced in above description is a 20-foot roadway lying immediately east of the Williams' property, being also in the east line of said property described herein and these is also another 20-foot roadway which begins at Williams' northeast corner and runs with his north line then continues in a Westerly direction through this propesty in question.

Being the same property conveyed to George Warrick and wife, Lena R. Warrick by deed from Edgar Turrentine of record in Book 2034, Page 291, Register's Office for Davidson County, Tennessee.

An easement of record in Book 928, Page 426, Register's Office for Davidson County, Tennessee; also restrictions of record in Book 1344, Page 395, Registers' Office for Davidson County, Tennessee.

Send Tax Notices To:
James T. Filson
520 Spring Valley LN
Nashville, TN 37214

Source of Title - Deviation
20020125-0009539

Map 95-8
Parcel 100

STaTe of Tennessee)
County of Davidson)

I, or we hereby swear or affirm that the actual Considertion for this transfer, or Value of property or interest transferred, whichever is greater, is $ 0.00, which amount is equal Command at a fair and voluntary Sale.

Affiant

Subscribed and sworn to before me, this the 15 day of August 2021

Notary Public

RENÉE E SINNOTT
MY COMM. EXPIRES
STATE OF TENNESSEE
NOTARY PUBLIC
01/03/2025
COUNTY OF DAVIDSON