Karen Johnson Davidson County
Batch# 708919 DEEDQC
09/01/2021 03:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210901-0118180

THIS INSTRUMENT WAS PREPARED BY: STEWART TITLE COMPANY 100 BLUEGRASS COMMONS BLVD, STE 115 HENDERSONVILLE, TN 37075 THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF August, 2021. NOTARY PUBLIC MY COMMISSION EXPIRES:

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-31-2024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Jody F. Galbreath and Stephanie Galbreath	SAME AS NEW OWNER	017 00 0 134.00
(NAME)	(NAME)	
5521 Lickton Pike		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Keith D. Galbreath** with full power to sell, mortgage, transfer and convey without the necessity of joinder of any other person, heirs and assigns, "GRANTOR", by these presents, does hereby quitclaim and convey unto **Jody F. Galbreath and wife, Stephanie Galbreath**, hereinafter called "GRANTEE", their successors, heirs and assigns all of his rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

BEING located in the 10th Civil District, Davidson County, Tennessee, on the south side of Lickton Pike, and being a portion of the property of record in Deed Book 8493, Page 992, Register's Office, Davidson County Tennessee. See Tax Map 17, Parcel 134.00 P/O, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the south margin of Lickton Pike, same being the westernmost corner of this tract and the northernmost corner of Marti Dorris Hartman (DB 11071, PG 205, RODCT); thence with said margin along a curve proceeding clockwise, having a deflection angle of 14 degrees 29 minutes 53 seconds, a radius of 1245.50 feet, a tangent length of 158.42 feet, and a chord of North 49 degrees 58 minutes 21 seconds East 314.32 feet; thence along said curve an arc length of 315.16 feet; thence North 57 degrees 13 minutes 17 seconds East 29.92 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 06 degrees 44 minutes 44 seconds, a radius of 1008.80 feet, a tangent length of 59.45 feet, and a chord of North 60 degrees 35 minutes 39 seconds East 118.70 feet; thence along said curve an arc length of 118.77 feet to an iron rod in said margin; thence leaving road with line of Tract #2 of the Galbreath property (2.00 acres as per survey of same date - Frances Bowers Galbreath - DB 8493, PG 992, RODCT) South 31 degrees 26 minutes 56 seconds East 244.36 feet to an iron rod; thence North 83 degrees 39 minutes 07 seconds East 418.55 feet to an iron rod; thence with line of Tract #4 of the Galbreath property (1.80 acres as per survey of same date - Frank D. Galbreath - DB 7678, PG 536, RODCT) North 83 degrees 50 minutes 00 seconds East 277.20 feet to an iron rod; thence with line of James C. Gordon, Jr. (DB 3376, PG 311, RODCT) North 83 degrees 50 minutes 00 seconds East 25.80 feet to an iron rod; thence South 36 degrees 26 minutes 43 seconds East 1552.93 feet to an iron rod; thence with line of Lawrence S. Sims (IN 20070817- 0098644, RODCT) North 84 degrees 52 minutes 55 seconds West 289.95 feet to an iron rod; thence with line of Amanda Dorris Neely (DB 11283, PG 90, RODCT) and Marti Dorris Hartman North 59 degrees 46 minutes 40 seconds West 2138.35 feet to the point of beginning containing 23.53 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated January 25, 2013.

Being part of the same property conveyed to Keith D. Galbreath by Affidavit of Heirship from the estates of "David Galbreath and Frances B. Galbreath", Jody F. Galbreath, dated 07/02/2013 and recorded 07/02/2013, of record in Instrument 201307020068346, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is unimproved property.

WITNESS our hands this 30 day of **August, 2021.**

Keith D. Galbreath
Keith D. Galbreath

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Keith D. Galbreath, whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand this 20 **day of August, 2021.**

Notary Public

My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

CERTIFICATE OF AUTHENTICITY

I, Rebecca Campbell do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/30/21.

Affiant
Date: 8/31/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 31 day of Aug, 2021

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024