Karen Johnson Davidson County
Batch# 709069 DEEDQC
09/02/2021 10:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210902-0118354

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Jon P. Kemp, et. ux.
1158 Potter Lane
Gallatin, Tennessee 37066

SEND TAX BILLS TO:
Same as new owner

TAX MAP/PARCEL #
Map 041-12
P/O Parcel 016.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For and in consideration of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **Terry W. Sims**, quitclaim and convey to **Jon P. Kemp and wife Amy D. Kemp,** all of my right, title and interest in and to the following described property:

Land in Davidson County, Tennessee, described according to an unrecorded survey made by Benny M .Cantrell, TN RLS 1638, P. O. Box 293192, Nashville, TN 37229, as follows:

Being a tract of land located in Nashville, Davidson County, Tennessee, said tract being a portion of a twenty-five foot wide strip of land conveyed to Terry W. Sims by Instrument of record 20120214-0012871, R. O. D. C., and being more particularly described as follows:

Beginning at a point located in the northerly right-of-way line of Darbytown Road, said point being the southeasterly corner of the property conveyed to Iglesia Hispana Cornerstone, a Tennessee Corporation, by instrument of record 20161209-0129384, R. O. D. C., and being the southwesterly corner of the herein described tract; thence, with the easterly line of the Iglesia Hispana Cornerstone property N 4 deg. 36 min. 00 sec. E, 189.61 feet to an iron rod(new); thence with a NEW line S 83 deg. 25 min. 00 sec. E. 25.02 feet to an iron rod (new); thence, with the westerly line of property conveyed to Jon P. Kemp and Amy D. Kemp by Instrument of record 20210204-0016121, R. O. D. C., S 4 deg. 36 min. 00 sec. W, 188.70 feet to an existing iron rod; thence, leaving said westerly line with the northerly right-of-way line of Darbytown Road and a curve to the left 25.00 feet, said curve having a central angle of 1 deg. 20 min. 44 sec, a radius of 1,064.60 feet, and a chord of N 85 deg. 29 min. 52 sec. W, 25.00 feet to an iron rod (new) and the point of beginning, containing 4,760 square feet or 0.11 acre, more or less.

Being part of the property conveyed to Terry W. Sims by instrument of record as Instrument 20120214-0012871, Register's Office for Davidson County, Tennessee.

This property is not a residence of Grantor, his spouse or any dependent.

This is unimproved property located on Darbytown Road, Nashville, Tennessee.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor this date: 9/30/2021

Terry Sims

Terry W. Sims

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Terry W. Sims, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 9/30/2021

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/9/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0-.

Theresa C. Richardson

Affiant

Sworn to and subscribed before me this date: 9/30/2021

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/9/2022

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, do hereby make oath that I am a licensed attorney and/or the 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 30 day of August, 2021.

Date: 8-30-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 30 day of August, 2021.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY