Karen Johnson Davidson County
Batch# 710426 DEEDQC
09/07/2021 10:08:19 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210907-0119373

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF Sept., 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7/9/2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey A. Damon & Cynthia D. Damon	**NEW OWNER**	
(NAME)	(NAME)	**04900037300** **04900037400**
120 40th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey A. Damon & Cynthia D. Damon, Husband and Wife ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Jeffrey A. Damon & Cynthia D. Damon, Husband and Wife, ("Grantee") their successors and assigns, that certain tract or parcel of land in ~~[COUNTY]~~ DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract I: *(formerly known as Tract #19)*
BEING located in the 12th Civil District, Davidson County, Tennessee, on the southwest side of Knight Drive, and being a portion of the property of record in Deed Book 8266, Page 991, Register's Office Davidson County, Tennessee Tax Map 49, Parcel 141, Tax Assessor's Office, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron rod in the southwest margin of Knight Drive, same being the northwest corner of this tract and the northeast corner of Tract #20 of the Sanders Farm, (5.94 acres as per survey of the same date), also being 609.82 feet southeast of the easternmost northeast corner of William T. Lee, Jr. as you measure along said margin; thence with said margin along a curve proceeding clockwise, having a deflection angle of 14 degrees 20 minutes 18 seconds, a radius of 691.15 feet, a tangent length of 86.93 feet, and a chord of South 63 degrees 02 minutes 14 seconds East 172.51 feet; thence along said curve and arc length of 172.96 feet; thence South 55 degrees 52 minutes 06 seconds East 27.81 feet to an iron rod in said margin; thence leaving road with line of Tract #18 of the Sanders Farm (24.90 acres as per survey of same date) South 30 degrees 01 minute 13 seconds West 1155.68 feet to an iron rod; thence North 84 degrees 58 minutes 31 seconds West 220.67 feet to an iron rod; thence with line of said Tract #20 North 30 degrees 01 minutes 13 seconds East 1241.72 feet to the point of beginning.

LESS AND EXCEPT that portion subdivided from the above referenced tract (1.146 acres as per survey) known as Lot No. 1 on the Plan of J.D. Damon Lot, of record in Instrument No. 20050826-0102690, Register's Office Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Tract I herein being approximately 4.37 acres.

Tract II: *(formerly known as Tract #20)*
BEING located in the 12th Civil District, Davidson County, Tennessee, on the southwest side of Knight Drive, and being a portion of the property of record in Deed Book 8266, Page 991, Register's Office, Davidson County, Tennessee. See Tax Map 49, Parcel 141, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the southwest margin of Knight Drive, same being the northwest corner of this tract and the northeast corner of Tract #21 of the Sanders Farm (5.79 acres as per survey of same date), also being 391.34 feet southeast of the easternmost northeast corner of William T. Lee, Jr. as you measure along said margin; thence with said margin along a curve proceeding clockwise, having a deflection angle of 18 degrees 06 minutes 43 seconds, a radius of 691.15 feet, a tangent length of 110.16 feet, and a chord of South 79 degrees 15 minutes 45 seconds East 217.57 feet; thence along said curve an arc length of 218.48 feet to an iron rod in said margin; thence leaving road with line of Tract #19 of the Sanders Farm (5.52 acres as per survey of same date) South 30 degrees 01 minute 13 seconds West 1241.72 feet to an iron rod; thence with line of Tract #18 of the Sanders Farm (24.90 acres as per survey of same date) North 84 degrees 58 minutes 31 seconds West 226.59 feet to an iron rod; thence with line of said Tract #21 North 30 degrees 01 minute 13 seconds East 1265.61 feet to the point of beginning containing 5.94 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee, Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated May 3, 2004.

TRACTS I & II BEING A PORTION OF THE SAME property conveyed to Jeffrey A. Damon and Cynthia D. Damon by Warranty Deed from Owen Sanders and/or Elizabeth Ann Waggoner, Co-Trustees of the Clarice F. Sanders Family Trust, of record at Instrument No. 20040629-0076946, Register's Office Davidson County, Tennessee.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is unimproved property known as: 0 Knight Drive, Whites Creek, TN 37189

Witness my hand this the 1 day of September, 2021.

Jeffrey A. Damon

Cynthia D. Damon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey A. Damon, (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1 day of September, 2021.

Notary Public
My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia D. Damon, (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1 day of September, 2021.

Notary Public
My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023