Karen Johnson Davidson County
Batch# 712957 DEEDQC
09/10/2021 01:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210910-0121655

THIS INSTRUMENT
PREPARED BY:
Mark Lineberry
Attorney at Law
PO Box 2155
Mt. Juliet, TN 37121

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
The Shady Grove Road Trust, etal P.O. Box 2155 Mt. Juliet, TN 37121	SAME	084-16-0-170.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, John Mires, (the "Grantor"), by these presents does quitclaim, transfer and convey unto THE SHADY GROVE ROAD TRUST, dated September 3, 2021, Mark Lineberry, Trustee, (the "Grantee"), its successors, and assigns, a UNDIVIDED ONE-HALF INTEREST in a certain tract or parcel of Land in Davidson County, Tennessee, as follows:

Beginning at a set mag nail with washer in the eastern right of way of Shady Grove Road corner with Fred O. Williams recorded in Deed Book 8864 Page 19 in the Davidson County Register of Deeds said mag nail being located **North 02 Degrees 57 Minutes 07 Seconds East 100.00'** from a found ½" diameter iron rebar with cap RLS 1170, thence with said right of way **North 02 Degrees 11 Minutes 20 Seconds West for 100.00 feet** to a set mag nail with washer common corner with J. Gary Allen recorded in Deed Book 5807 Page 452 in the Davidson County Register of Deeds; Thence with said line **South 88 Degrees 21 Minutes 30 Seconds East for 200.59 feet** to a set 5/8" iron rebar with TTL Cap in the line of Shady Grove Partners recorded in Deed Instrument Number 20151027-010938 in the Davidson County Register of Deeds; Thence with said line **South 02 Degrees 11 Minutes 20 Seconds West for 110.00 feet** to a found ½" diameter iron rebar common corner with Michael S. Petty recorded in Deed Instrument Number 20060412-0042242 in the Davidson County Register of Deed (Lot 4 B.H.W Corporation, Plat Book 5200 Page 555) and common corner Fred O. Williams recorded in Deed Book 8864 Page 19 in the Davidson County Register of Deeds; Thence with said line **North 88 Degrees 21 minutes 30 Seconds West for 200.59 feet** to the point of beginning. Parcel containing **0.51 Acres more or less. (22,064.07 square feet more or less)** Land description prepared by Kenneth D. Church, RLS TN 1004, 5010 Linbar Drive, #153, Nashville, Tennessee 37211, phone number 315-332-2651 per survey dated May 7, 2019. Source of North per Plat Book 5200 Page 555.

This being the same property conveyed to John Mires, by Warranty Deed from J. Gary Allen, instrument No. 20190514-0045476 of record in the office of the Register of Deeds, Davidson County, Tennessee.

Said Property is known as 219 Shady Grove Road, Nashville, Tennessee 37214.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto subscribed her name on this 3rd day of September, 2021.

GRANTOR:

John C Mires

John Mires

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN MIRES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). the within named bargainor, and acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal on this 3 day of Sept. 2021.

NATALIE J. STARK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My Commission expires: 4/22/23

STATE OF TENNESSEE)

COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 3 day of Sept 2021.

NATALIE J. STARK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My Commission expires: 4/22/23

Certificate of Authenticity

I, **Joshua A. Terry**, 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 9/3/2021.

Affiant Signature

9/8/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/8/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON