*THIS INSTRUMENT PREPARED BY:*
*Grayson Smith Cannon, Esq.*
*PHILLIPS & INGRUM*
*117 East Main Street*
*Gallatin, Tennessee 37066*
*(615) 452-8030*

Karen Johnson Davidson County
Batch# 714839 DEEDQC
09/13/2021 01:15:24 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210913-0122349

Based on information provided by the parties.

## QUITCLAIM DEED

| Address of New Owner | Send Tax Bills to: | Map and Parcel No. |
|---|---|---|
| Joseph Ricky Key & Regina Dawn Key | SAME | Map 025 16 |
| 301Moss Trail | No Mortgagee | Parcel 050.00 |
| Goodlettsville, TN 37072 | | |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Sworn to and subscribed before me, this 8th day of September, 2021.

Regina Dawn Key
AFFIANT

GRAYSON SMITH CANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3.8.2022

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JOSEPH RICKY KEY, "Grantor," by these presents, do hereby quitclaim and convey unto JOSEPH RICKY KEY and wife, REGINA DAWN KEY, for the express purpose of creating a tenancy by the entireties, "Grantees," their heirs and assigns, all my interest in and to the following described property in Davidson County, Tennessee:

LAND in the Tenth Civil District of Davidson County, Tennessee being Lot No. 68 in the Planof Goodlettsville Heights, Section Two, as of record in Book 1424, page 120, Register's Office for said County, and 0.918 acres, (more or less), adjoining on the east, described together as follows:

BEGINS with the northwest corner of Lot No. 68 and running easterly with the line between Lots Nos. 68, 67, 350 feet to a corner of 68, 67, and 66; thence South 84 deg. 2 min. East with the southerly line of Lots 66 and 67, 166 feet to an iron pin; thence South 5 degrees West 241.4 feet to an iron pin in the northerly margin of road to the Swimming Pool; thence with the northerly margin of a 50-foot road with a radius of 402.2 feet westerly 23.1 feet; thence with the said margin North 60 deg. 10 min. West 239.5 feet to a monument;

being the southeast corner of Lot No. 68, and continuing with said road, 330 feet to the beginning of a curve to the right; thence with a 20-foot radius 31.42 feet to the easterly margin of Moss Trail; thence with said road, northerly 136 feet to the beginning.

INCLUDED in the above description, but expressly excluded therefrom, is the following described property, a tract of land in Davidson County, Tennessee, City of Goodlettsville, being a portion of 0.918 acre tract adjoining Lot No. 68 on the Plan of Goodlettsville Heights, Section II, as of record in Book 1424, pages 120 and 121, and being more particularly described according to a survey by Wm. C. Parrish, Engineer, February 3, 1964, as Follows:

BEGINNING at a point on the northerly margin of Swimming Pool Road, also known as Pleasant Green Drive, the same being a point North 60 deg. 10 min, West 25.0 feet from J. M. Moore property; thence following the margin of Pleasant Green Drive or Swimming Pool Road in an easterly direction 1.9 feet and 23.1 feet to an iron pin, the corner to present James M. Moore property; thence with a line between this tract of land and land conveyed to James M. Moore, as of record North 5 deg. 00 min. East 241.4 feet to an iron pin; thence South 11 deg. West 233 feet to the point of beginning.

Being the property conveyed to Joseph Ricky Key, by QuitClaim Deed from Joseph Ricky Key and wife, Regina Dawn Key of record in Book 10529, page 307, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 301 Moss Trail, Goodlettsville, TN 37072.

WITNESS my hand this 8 day of September, 2021.

Joseph Ricky Key

JOSEPH RICKY KEY

STATE OF TENNESSEE )
)
COUNTY OF SUMNER )

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, JOSEPH RICKY KEY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of September, 2021.

**NOTARY PUBLIC**

My Commission Expires: 3.8.2022

