Karen Johnson Davidson County
Batch# 726325 DEEDQC
09/29/2021 11:38:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210929-0130969

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Suite 130** **Nashville, TN 37215** **CRT FILE: 210836934**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 28 day of September, 2021. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner: Bryant L. Hamby 20 Rutledge Street Unit 209 Nashville, TN 37210	Send Tax Bills To: New Owner	Tax Information: 032-00-0-011.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Bryant Loy-Hayes Hamby, a single person,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Bryant L. Hamby and Lori Fleenor, both unmarried as joint tenants with rights of suvivorship,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point at the Northeast corner of Lot 50, Subdivision of Quail Ridge, Phase Three, Section Seven (Instrument # 20070418-0046363 R.O.D.C., Tn) in the Southerly line of the developers (Book 6628, Page 853 R.O.D.C., Tn) ; thence with the Northerly line of said Quail Ridge, Phase Three, Section Seven as shown on said plat: S 82°19'09" W 335.32 feet to a point; thence S 66°54'58" W 252.11 feet to a point; thence S 46°27'07" E 100.02 feet to a point; thence S 43°33'12" W 195.70 feet to a point; thence S 51°04'22" W 616.93 feet to a point at the Northeast corner of Lot 189, Quail Ridge, Section Four (Book 7900, Page 161 R.O.D.C., Tn; thence with the Northerly line of said Quail Ridge, Section Four S 54°53'00" W 465.71 feet to a point in the rear line of Lot 185, of said Quail Ridge, Section Four; thence with the Westerly line of said Quail Ridge, Section Four S 15°23'04" W 250.93 feet to a point on the Northerly margin of Quail Ridge Drive (60' wide R.O.W.); thence crossing said Quail Ridge Drive S 12°15'04" W 60.09 feet to a point on the Southerly margin of said Quail Ridge Drive at the Northwest corner of Lot 182 of said Quail Ridge, Section Four; thence continuing with the Westerly line of said Quail Ridge, Section Four S 15°13'18" W 231.20 feet to a point; thence S 36°47'16" E 570.05 feet to a point; thence S 21°41'31" E 425.24 feet to a point; thence S 39°02'00" E 162.41 feet to a point in the Northerly line of Lot 117, Section 6, Timbertrail (Book 6900, Page 263 R.O.D.C., Tn); thence with the Northerly line of said Timbertrail, Section 6, bearings rotated and translated to said Quail Ridge, Section Four N 84°03'30" W 258.37 feet to a point at the most Northerly Northwest corner of Lot 115 of said Section 6, Timbertrail at the Northeast corner of the William Prentice Cooper, III Land (Instrument # 20120628-0056938 R.O.D.C., Tn) which is described according to a property line survey dated 11-8-2002 prepared by Barge Waggoner Sumner and Cannon, Inc.; thence with said coopers Northerly

line N 83°36'29" W 449.60 feet to a point; thence N 12°18'16" W 457.20 feet to a point; thence N 82°50'58" W 441.53 feet to a point at the Northeast corner of the William Prentice Cooper, III Land (Instrument # 20111229-0101613 R.O.D.C., Tn) shown as which is described as Tract 2 according to a property line survey dated 11-8-2002 prepared by Barge Waggoner Sumner and Cannon, Inc; thence with said coopern 27°51'40" W 331.96 feet to a point; thence N 61°55'45" W 588.11 feet to a point at said coopers most Northerly corner in the Southerly line of the Jimmy and Barbara Vaughn Property (Instrument # 20051109-0135613 R.O.D.C., Tn) described according to a survey dated 10-05-2004 by R.L. Montoya-Land Surveying; thence with said Vaughn, with bearings and distances rotated and translated to said cooper property, N 18°28'55" E 119.21 feet to a point; thence N 18°10'15" E 208.91 feet to a point; thence N 46°45'02" E 531.99 feet to a point; thence N 71°50'36" E 1902.01 feet to a point at said Vaughns Southeast corner at a corner to the Reinhold Holtkamp Land (Book 6207, Page 351 R.O.D.C., Tn); thence with said Holkamps Southerly line on a calculated projection of said Vaughns Southerly line N 71°50'36" E 668.64 feet to a point at an interior corner of said Holtkamp; thence with said Holtkamp along the calculated projected Easterly line of Lot 49 of said Quail Ridge, Phase Three, Section Seven S 03°28'46" E 114.52 feet to the point of beginning described according to a composite land description derived from record surrounding property owners descriptions based on the instruments and methods cited within and containing by estimation 53.84 acres more or less.

Being the same property conveyed to Bryant Loy-Hayes Hamby, a single person, by Warranty Deed from The Developers, of record in Instrument No. 20200828-0097715, in the Register's Office of Davidson County, Tennessee, dated August 26, 2020 and recorded on August 28, 2020.

Bryant Loy-Hayes Hamby and Bryant L. Hamby being one and the same person.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

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, Grantor has executed this instrument on this 28th day of September 2021.

Bryant Loy-Hayes Hamby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Bryant Loy-Hayes Hamby**, a single person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of September 2021.

SHIRA RINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____