LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/4/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDPENDENT TITLE EXAMINATION WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
STEVEN RAY HALEY, ET UX	**SAME**	**P/O 055-00-0-029.00**
(NAME) **505 SPINNAKER CT**	(NAME)	
(ADDRESS) **SMYRNA, TN 37167**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 729318 DEEDQC
10/04/2021 11:28:23 AM 3 pgs
Fees: $27.00 Taxes: $0.00

20211004-0133083

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STEVEN RAY HALEY AND WIFE, JILL ANNE HALEY, AND STEVEN SCOTT HALEY, UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST, UNTO **STEVEN RAY HALEY AND WIFE, JILL HALEY, THEIR HEIRS AND ASSIGNS,** A CERTAIN TRACT OR PARCEL(S) OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 2

Being a tract of land in the 1st Council District of Davidson County Tennessee and a portion of that property conveyed to Steve Haley in DB-20210518 0066783 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 07/12/21 as follows:

Beginning at an existing iron pin the southerly margin of Bull Run Road, said pin being a common corner to Joseph Dozier QCD-20070628 0077019 R.O.D.C.T. and the northeast corner of herein described tract: Thence leaving said margin with said Dozier S 20°32'23" E passing said Dozier's southwest corner 858.93 feet in all to an existing iron pin in the line of Joseph Dozier DB 8481, PG 738 R.O.D.C.T.; Thence with said Dozier S 89°13'39" W 369.45 feet to an existing iron pin; Thence now leaving said Dozier with new lines for the next two calls: N 06°29'53" W 417.98 feet to a new iron pin; Thence N 20°32'23" W 300.00 feet to a new iron pin in the southerly margin of Bull Run Road; Thence with said margin N 62°51'42" E 247.91 feet to the point of beginning containing 5.04 acres.

Being part of the same property conveyed to **STEVEN SCOTT HALEY, AN UNMARRIED MAN, AND STEVEN RAY HALEY AND JILL ANNE HALEY, HUSBAND AND WIFE,** by warranty deed of record in Instrument No. 20210518-0066783 as corrected by Scrivener's Affidavit of record in Instrument No. 20210806-0105820, Register's Office for Davidson County, Tennessee. **(See attached survey being attached hereto).**

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property, known as P/O 0 BULL RUN ROAD, ASHLAND CITY, TN 37015
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 4th day of October, **2021.**

STEVEN SCOTT HALEY

STEVEN RAY HALEY

JILL ANNE HALEY

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 **STEVEN SCOTT HALEY,** 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 at office this 4th day of October, 2021.

My commission expires: 5/2/2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

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 **STEVEN RAY HALEY and JILL ANNE HALEY,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of October, 2021.

My commission expires: 5/2/2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

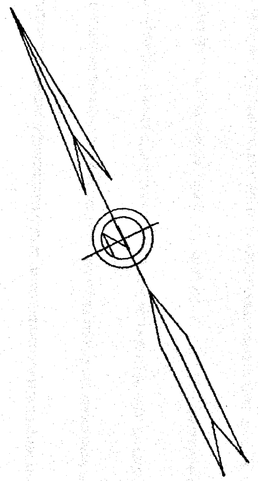
PLAT CONTAINS 11.14 ACRES

NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

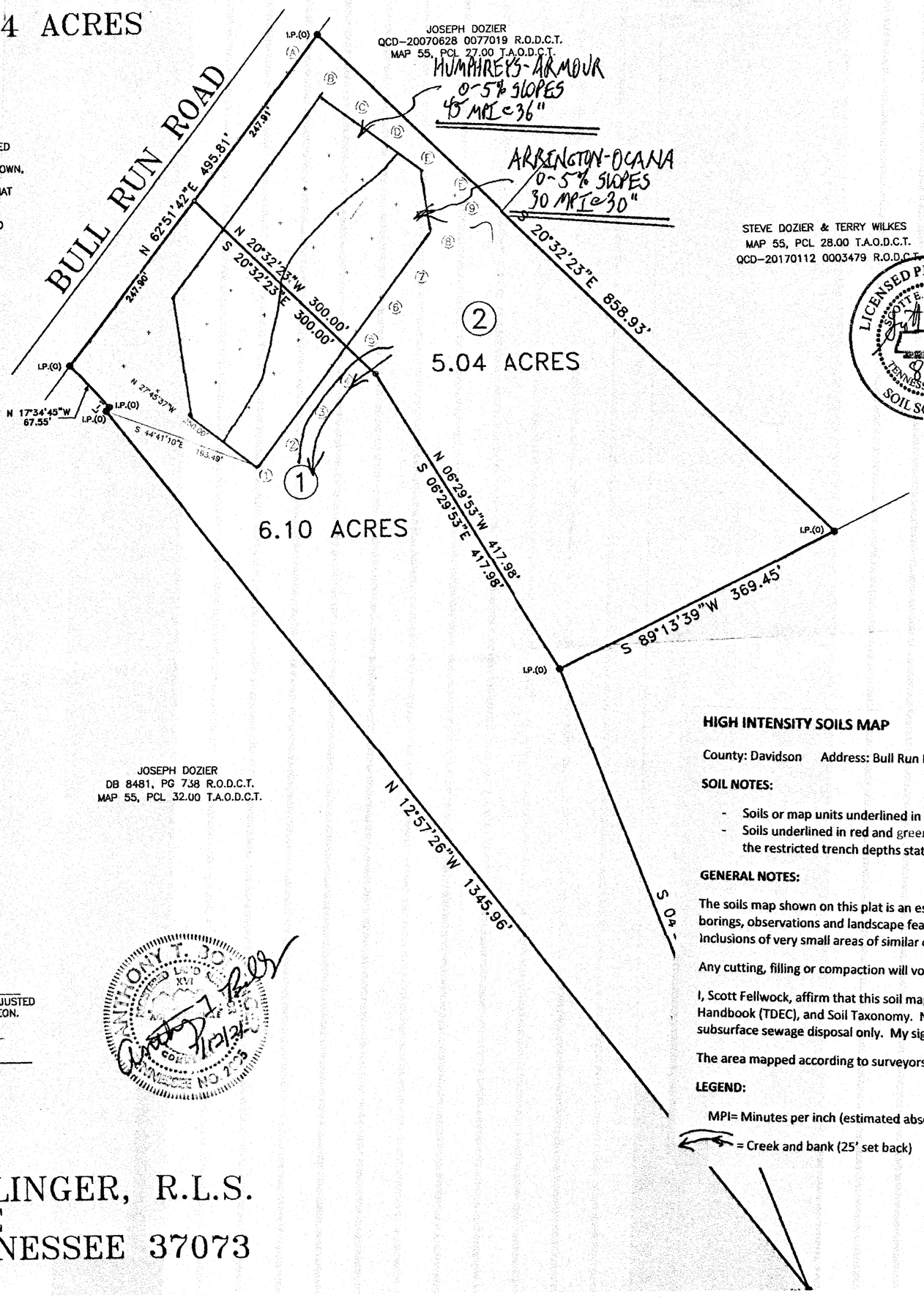
NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL "811".

NOTE:
ALL BEARINGS ARE REFERENCED TO THE OWNER'S DEED OF RECORD RECORDED IN THE COUNTY REGISTER'S OFFICE.



JOSEPH DOZIER
DB 8481, PG 738 R.O.D.C.T.
MAP 55, PCL 32.00 T.A.O.D.C.T.



LICENSED PROFESSIONAL
SCOTT E. FELLWOCK
TENNESSEE LIC. NO.
SOIL SCIENTIST
8/31/21

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 61°44'21"E	6.43'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY III SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: 5000 AS SHOWN HEREON.

Anthony T. Bollinger
ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

ANTHONY T. BOLLINGER
REGISTERED LAND SURVEYOR
XVI
COMMISSION
TENNESSEE NO 2095
7/12/21

HIGH INTENSITY SOILS MAP

County: Davidson Address: Bull Run Rd. Map: 55 Parcel: 29 Requested by: Steve Haley

SOIL NOTES:

- Soils or map units underlined in red are unsuitable for subsurface sewage disposal.
- Soils underlined in red and green may be made favorable for subsurface sewage disposal systems with the restricted trench depths stated in the map unit description.

GENERAL NOTES:

The soils map shown on this plat is an estimate of soil areas and their boundaries which reflect data from borings, observations and landscape features. This map may be superseded by maps of greater intensity. Inclusions of very small areas of similar or dissimilar soils may exist.

Any cutting, filling or compaction will void that portion of the soils map.

I, Scott Fellwock, affirm that this soil map meets the standards est. in the Regulations to Govern SSD, the Soils Handbook (TDEC), and Soil Taxonomy. No other warranties are made or implied. It is to evaluate the site for subsurface sewage disposal only. My signature does not constitute environmental office approval.

The area mapped according to surveyors stakes is outlined in red.

LEGEND:

MPI= Minutes per inch (estimated absorption rate)

= Creek and bank (25' set back)

1" =100'	T.E.W.	T.E.W.	DATE 07/12/21

1ST COUNCIL DISTRICT

DAIVDSON COUNTY TENNESSEE

DRAWING NO. BULRUNRD

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169