BOX #14

G#35079-2

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 730140 DEEDQC
10/05/2021 10:52:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211005-0133654

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 4th day of October, 2021.

Notary Public

My commission expires: 9/8/25

(AFFIX SEAL)

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joe Sanderson	**"New Owner"**	**074 00 0 025 00**
325 8th Street		
Atlantic Beach, FL 32233		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Gloria Benson, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Joe Sanderson

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee described as follows:

BEGINNING at a point (the "Point of Beginning") in the South margin of a proposed street (being an "East-West" extension of Neelys Bend Road near the southern terminus of the primary "North-South" length of Neelys Bend Road) at the Northwest corner of the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Jamie Ann Lane and Daniel R. Griego, as of record as Instrument No. 20120430-0036798, Register's Office for Davidson County, Tennessee; thence, with the western boundary of said Metro Nashville property South 07° 03' 00" West a distance of 69.14 feet to an iron pin; thence, continuing with the western boundary of the Metro Nashville property South 07° 03' 00" West, passing through a steel T-post set at the top of the river bank at 146.00 feet, in all a distance of 190.00 feet to the low water mark of the Cumberland River; thence, downstream with the low water mark of the Cumberland River, South 79° 41' 08" West a distance of 199.78 feet to a point at a corner common with property owned by Barbara A. Draper as described in a Deed recorded as Instrument No. 20180314-0023916, said Register's Office; thence, with the eastern boundary of the Draper property North 01° 27' 00" West, passing through a steel T-post set at the top of the river bank at 44.00 feet, in all a distance of 195.00 feet to an iron pin; thence, continuing with the Draper property North 04° 13' 00" East a distance of 68.01 feet to a point in the southern margin of the said proposed street; thence, easterly along the southern margin of the said proposed street the necessary distance to reach the Point of Beginning.

THE above description was prepared from a Boundary Survey dated April 10, 2009 (the "2009 Survey") of the Gloria Benson Property prepared by Benny M. Cantrell, Tennessee Registered Land Surveyor No. 1638. The surveyor's office is further identified on the face of the 2009 Survey as Marty Cantrell, RLS, P.O. Box 293192, Nashville, TN 37229, Phone: (615) 847-3252. Included within the bounds of this description is an area labeled on the 2009 Survey as "Owner Not of Record", being the area North of Tract 1 and East of Tract II as described in a separate Deed from the Grantor named in this deed to the Grantee named in this Deed. However, this area is included within the Tax Parcel

No. 07400002500 and the Grantor desires to convey to the Grantee all of Grantor's interest in said property. The specific dimension of the northern boundary of this property is not shown on the 2009 Survey and therefore the metes and bounds description stated above uses the southern margin of the said proposed street as the reference line for describing such boundary, with the length being whatever length is necessary to reach the Point of Beginning.

BEING all of the same property conveyed to John D. Applegate, a single person, by Warranty Deed dated November 20, 2002, from John R. Wilson and wife, Lucille Graham Wilson, of record in Instrument No. 20021121-0144846 and re-recorded in Instrument No. 20021122-0145491, Register's Office for Davidson County, Tennessee.

THE said John D. Applegate, being one and the same person as John Dee Applegate, having died testate on December 20, 2005. The said property was devised to Gloria Benson by the Will of John D. Applegate of record in Docket No. 06P-29 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and by Affidavit of Inheritance of Real Estate of record in Instrument No. 20060911-0112520, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) Subject to Warranty Deeds of Flowage Easements of record in Book 2276, Page 487, and in Book 2249, Page 599, Register's Office for Davidson County, Tennessee;

2) Subject to a 25 foot Right-of-Way Easement as set out in the Deeds of record in Book 2698, Page 345, and in Instrument No. 20021121-0144846, being re-recorded in Instrument No. 20021122-0145491, Register's Office for Davidson County, Tennessee;

3) Subject to the flow of the Cumberland River;

4) Rights of upper and lower riparian owners in and to the flow of the waters of the Cumberland River crossing or adjoining the property and the natural flow thereof, free from diminution or pollution; and,

5) Taxes for the current year which have been prorated and paid by the Grantor herein and the Grantee herein assumes any subsequent years, not yet due and payable.

This is unimproved property, known as: **2349 Neelys Bend Road, Madison, TN 37115**.

Witness my/our hand(s) this **4th** day of **October, 2021.**

Gloria Benson

Gloria Benson

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 **Gloria Benson,** 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 at Nashville, Tennessee, this **4th** day of **October, 2021.**

Notary Public

My Commission Expires: 9/8/25

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON