Karen Johnson Davidson County
Batch# 746435 DEEDQC
10/29/2021 09:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211029-0145361

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Orange Coast Lender Services
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 713510

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Chad Raymon and Amanda Raymon	Chad Raymon and Amanda Raymon	058 00 0 237.00
4357 Cato Road	4357 Cato Road	
Nashville, TN 37218	Nashville, TN 37218	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, CHAD RAYMON, now a married man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto CHAD RAYMON and AMANDA RAYMON, husband and wife, as joint tenants with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 4357 Cato Road, Nashville, TN 37218, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

The property shown on the attached plat is located in the 13th Civil District of Davidson County, Tennessee; situated on the west side of Cato Road, approximately 0.48 mile north of the intersection with Tn. Highway 12 (Ashland City Highway); being known as Job Number 2000103T as described according to a survey performed by Richard D. Graves, Tennessee Registered Land Surveyor Number 1628, on the 30th day of May, 2000 in detail as follows:

Beginning on a five-eights inch iron re-bar set on the west right-of-way of Cato Road, being 25 feet from the center of said road, corner of Harold D. Goins (D.B. 10754 P. 913) and being the northeast corner of the herein described tract, thence running with the west right-of-way of Cato Road S 22 degrees 56 minutes 33 seconds E 256.00 feet to a five-eights inch iron re-bar set on the west rightof-way of Cato Road, being set 25.0 feet from the center of said road, new corner of Larry A. Raymon (Remainder of the INtrtunent Number 200002160015536), thence severing the land of Larry A. Raymon for the next two calls as follows: N 89 degrees 25 minutes 19

seconds W 656.70 feet to a five-eights inch iron re-bar set, thence N 01 degree 48 minutes 08 seconds E 331.97 feet to a five-eights inch iron re-bar set in the line of Harold D. Goins (D.B. 10754 P. 913), new corner of Larry A. Raymon, thence running with the line of Coins S 79 degrees 21 minutes 28 seconds E 556.00 feet to the beginning, containing 3.86 acres more or less.

Surveyor's Note: Also conveyed with the above described tract is a 10 foot private sewer service line easement, being 5 feet parallel either side of the described centerline for the benefit of Lot 1 to the Sewer Main Line Easement, being described in detail as follows:

Beginning on a point in the south boundary line of Lot 1, being located N 89 degrees 25 minutes 19 seconds W 393.28 feet from a five-eights inch iron re-bar set on the west right-of-way of Cato Road, said iron re-bar set being the southeast corner of Lot 1, thence severing the land of Larry A. Raymon along the center of the 10 foot Sewer Service Line Easement for the next three calls as follows: S 59 degrees 52 minutes 56 seconds E 29.23 feet to a point, thence S 56 degrees 42 minutes 57 seconds E 80.21 feet to a point, thence S 32 degrees 58 minutes 46 seconds E 85.45 feet to a sewer manhole in the main sewer line, said end of easement.

Tax ID No.: 058 00 0 237.00

Being the same property conveyed to Chad Raymon by Larry A. Raymon and Joynell E. Raymon, in deed dated 9/14/2000, recorded 9/21/2000, in Book/Page or Instrument No. 20000921-0093922, in the Office of the County Register of Deeds for the County of Davidson and State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4357 Cato Road, Nashville, TN 37218.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22nd day of October, 2021.

CHAD RAYMON

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CHAD RAYMON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 22nd day of October, 2021.

Notary Public
My Commission expires: 10/22/2024

ANDREA BLAKEMORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
10/22/2024
ROBERTSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

CHAD RAYMON

AMANDA RAYMON

Subscribed and sworn to before me this 22nd day of October, 2021.

Notary Public
My Commission expires: 10/22/2024

ANDREA BLAKEMORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
10/22/2024
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Nicole Ball, 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 10/22/2021 (date of document).

Affiant Signature

10/27/2021

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 27th day of October, 2021.

Commonwealth of Pennsylvania - Notary Seal
Kaila R. Preston, Notary Public
Allegheny County
My commission expires May 17, 2025
Commission number 1398349
Member, Pennsylvania Association of Notaries

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2025

NOTARY'S SEAL