ADDRESS OF NEW OWNER:

Angela Eda Presley
fka Angela Eda Masters
5976 Lickton Pike
Goodlettsville, TN 37072

PREPARED BY:

Joshua J. Phillips
117 East Main Street
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 750331 DEEDQC
11/05/2021 12:52:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211105-0148337

SEND TAX BILLS TO:

Same

MAP/PARCEL:

Map & Parcel 017-00-0-221.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, JOHN EDWARD MASTERS, JR., conveys and quitclaims unto ANGELA EDA PRESLEY fka ANGELA EDA MASTERS, all right, title, and interest in and to the following described real property, to wit:

> Land in the 10th Civil District of Davidson County, Tennessee and being Tract #1 and an additional small tract of property described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated March 3, 1988 and revised March 29, 1989, as follows:
>
> Tract #1: Beginning at an existing iron pin in the northerly margin of Lickton Pike, the most southwest corner of this tract, and being a corner to Gerry D. Conner property of record in Deed Book 6557, Page 614, Register's Office for Davidson County, Tennessee; thence with the line of said Conner, North 18 deg. 17' 08" East 78.22 feet to an existing iron pin, corner to said Conner; thence North 21 deg. 13' 26" West 392.80 feet to an existing iron pin; thence North 87 deb. 24' 59" West 139.70 feet to an existing iron pin; thence North 57 deg. 04' 59" West 154.70 feet to an existing iron pin, the most southeast corner of Tract 2 this survey; thence with the line of said Tract 2, North 18 deg. 00' 20" East crossing a right-of-way access easement and passing an iron pin set at 50.00 feet and in all a total of 622.34 feet to an iron pin set, corner to William D. Patton; thence with the line of said Patton, South 28 deg. 32' 43" East 607.56 feet to an existing iron pin, corner to said Patton; thence continuing with the line of said Patton, South 19 deg. 26' 46" East 40.30 feet to an existing iron pin, corner to said Patton and in the line of the Ed Presley property of record in Deed Book 1818, Page 87, said Register's Office; thence with the line of said Presley, South 64 deg. 10' 47" West 98.01 feet to an existing iron pin the center of a creek, corner to said Presley; thence continuing with the line of

said Presley, South 20 deg. 59' 21" East 279.53 feet to an iron pin set in the line of said Presley; thence South 11 deg. 27' 04" West 85.81 feet to an iron pin set; thence South 30 deg. 29' 31" East 61.27 feet to an iron pin set, corner to said Presley in the northerly margin of said Lickton Pike; thence with the margin of said Pike, South 54d deg. 47' 52" West 150.00 feet to the beginning, containing 5.14 acres, more or less.

Also included in this conveyance is the below described tract of land, being described as the Charles Spurlock Property (Presley), according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated March 3, 1998 and revised March 29, 1989, as follows:

Beginning at an iron pin set, the most southwest corner of this tract, a corner to Ed Presley and being located North 30 deg. 29' 21" West 61.27 feet from an iron pin set in the northwesterly margin of Lickton Pike; thence from said beginning point, North 11 deg. 27' 04" East 85.81 feet to a point in the line of said Presley; thence with the line of said Presley, South 20 deg. 59' 21" East 50.47 feet to a point; thence continuing with the line of said Presley, South 43 deg. 30' 39" West 51.00 feet to the beginning, containing 0.027 acre, more or less.

Being the same property conveyed to John E. Masters and Angela E. Masters nka Angela Eda Presley by Quitclaim Deed dated August 9, 2001, and recorded at Instrument No. 20010822-0090754, in the Register's Office for Davidson's County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as show of record.

More commonly known as 5976 Lickton Pike, Goodlettsville, TN 37072

IN TESTIMONY WHEREOF, I have hereunto set my signature on this 29th day of October, 2021.

JOHN EDWARD MASTERS, JR.

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said County and State, JOHN EDWARD MASTERS, JR., with whom I am personally acquainted, or who 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 Gallatin, Tennessee, this 29th day of October, 2021.

Notary Public

R. L. HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires:11.22.2021

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Pursuant to Tenn. Code Ann. § 67-4-409 (a)(4), this instrument is exempt from any and all transfer taxes as it is a transfer in accordance with a domestic settlement decree and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties.

Affiant

Sworn to and subscribed before me this 29th day of October, 2021.

Notary Public

R. L. HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires: 11.22.2021