THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.* Karen Johnson Davidson County Batch# 755560 DEEDQC 11/16/2021 11:53:10 AM 3 pgs Fees: $17.00 Taxes: $0.00 20211116-0152408	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 15 day of November, 2021. Notary Public My Commission Expires: 3/6/2024 *This is a gift conveyance from William Joseph Jackson and Joanne B. Jackson.* AMY CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 6, 2024

QUITCLAIM DEED

Address New Owner: Bailey Kathleen Jackson 1712 Neelys Bend Madison, TN 37115	Send Tax Bills To: New Owner	Tax Information: Part of: 063 00 0 019.00

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, **William Joseph Jackson and Joanne B. Jackson, husband and wife** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Bailey Kathleen Jackson**, her 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:

Beginning at a pipe (old), in the westerly margin of Neely's Bend Road, the southeast corner of a tract of land which belongs to Lewis L. Lasko, having a deed reference in I.N. 20160108-0002037, RODCT, the northeast corner of this tract and continuing, as follows:

S 15°01'25" E, 171.23 feet to an iron pin (new), in the westerly margin of Neely's Bend Road;

thence with a new line, as follows:

S 83°36'30" W, 367.48 feet to an iron pin (new);

thence, S 11°16'59" E, 334.75 feet to an iron pin (new);

thence, S 81°23'06" W, 43.81 feet to an iron pin (new);

thence, S 76°58'26" W, 21.47 feet to an iron pin (new);

thence, S 89°02'19" W, 128.70 feet to an iron pin (new);

thence, S 84°16'46" W, 149.04 feet to an iron pin (new);

thence, S 83°35'01" W, 275.06 feet to an iron pin (new);

thence, S 83°30'25" W, 145.01 feet to an iron pin (new);

thence, N 06°24'59" W, 144.00 feet to an iron pin (new);

thence, N 74°25'53" E, 595.56 feet to an iron pin (new);

thence, N 06°54'55" W, 250.00 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Lewis L. Lasko;

thence, N 83°05'05" E, 490.00 feet, to the point of beginning, containing **5.74 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated August 31, 2020, revised October 15, 2021.

The above-described tract of land is subject to a 30' Ingress, Egress and Utility easement as shown on the attached "Exhibit A."

Being part of the same property conveyed to William Joseph Jackson and Joanne B. Jackson, husband and wife from Forrest Pate by Warranty Deed recorded on May 26th, 2020 in Instrument No. 20200526-0054053, in the Register's Office of Davidson County, Tennessee.

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 15 day of November 2021.

William Joseph Jackson

Joanne B. Jackson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Joseph Jackson and Joanne B. Jackson**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of November 2021.

Notary Public

My Commission Expires: 3/6/2024

AMY L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
March 6, 2024