QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 760096 DEEDQC
11/23/2021 01:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211123-0155566

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 17th day of **November 2021**.

Notary Public

MY COMMISSION EXPIRES: 9.2.2024

(AFFIX SEAL)

KRISTIN DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clayton J. Curtis & Laura Presnell	New Owners	05900003902
4941 Buena Vista Pike		
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Clayton J. Curtis, Unmarried,** "the Grantor," by these presents does hereby quitclaim and convey unto **Clayton J. Curtis, unmarried man, and Laura Presnell, unmarried woman, tenants in common with right of survivorship**, "the Grantees," their heirs and assigns, all my right, title, and interest in and to the following described tract of land:

A certain tract or parcel of land located in the 13th Civil District of Davidson County, State of Tennessee, described as follows, to-with:

Beginning at a concrete highway monument at the intersection of the south margin of Briley Parkway and the west margin of Buena Vista Pike near the northeast corner of Parcel 39.00 belonging to Marie B. Stainfield, recorded as Instrument No. 200210070121682. Starting with said concrete highway monument, thence S 24 degrees 17 minutes 19 seconds E 432.25 ft. to an iron rod (new) in the west margin of Buena Vista Pike, the southeast corner of Lot 1, and the northeast corner of Parcel 39.03 belonging to Katherine Perry, recorded as Instrument No. 200002250018626 and the point of beginning of Lot 1 and proceeding: 1) with the north line of Perry S 69 degrees 32 minutes and 25 seconds W 235.20 ft. to an iron rod (old) located 24.13 ft. northwest of a fence corner and in the northeast line of Lot 3: thence; 2)with the northeast line of Lot 3 N 23 degrees 30 minutes 00 seconds W 100.21 ft. to an iron rod (new) the southwest corner of Lot 2, thence; 3) with the south line of Lot 2 N 69 degrees 47 minutes 17 seconds E 240.51 ft. to an iron rod (new) set in the west margin of Buena Vista Pike; thence; 4) with said Pike a curve to the right having an arch length of 99.03 ft., a radius of 3426.47 ft., a central angle of 01 degrees 39 minutes 21 seconds and a chord bearing and distance of S 20 degrees 27 minutes 48 seconds E 99.03 ft. to the point of beginning.

Being the same property conveyed to Clayton J. Curtis, unmarried, by Warranty Deed from Jerry W. Drake, Trustee or Sherry G. Drake, Trustee of The Jerry W and Sherry G. Drake Revocable Trust, u/t/a dated November 6, 2007.

This is improved property at 4941 Buena Vista Pike, Nashville, TN 37218.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set my hand this the 17th day of **November 2021**.

Clayton J. Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Clayton J. Curtis,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed this instrument for the purpose set forth herein.

Witness my hand and official seal at **Davidson, Tennessee** this the 17th day of **November 2021.**

My commission expires: 9-2-2024

Notary Public

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Sarah Like, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 11/17/2021.

Affiant Signature

11/17/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17th day of November, 2021.

Notary Signature

My Commission Expires: 9-2-2024

