RECORD AND RETURN TO:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167

QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 767389 **DEEDQC**
12/03/2021 12:09:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211203-0160674

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

James Brian Donegan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2021

Gail C. Vincent
Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
Victory Title & Escrow, LLC, 695 President Place, Suite 203, Smyrna, TN 37137

NAME ANDADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Brian Donegan and Candace Donegan 13431 Old Hickory Blvd. Antioch, TN 3713	SAME	192-00-0-198.00 P/O 182-00-0-122.00 P/O 182-00-0-123.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES BRIAN DONEGAN AKA BRIAN DONEGAN AND CANDACE DONEGAN, AKA CANDACE M. DONEGAN AND AKA CANDY DONEGAN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

JAMES BRIAN DONEGAN AKA BRIAN DONEGAN AND CANDACE DONEGAN, AKA CANDACE M. DONEGAN AND AKA CANDY DONEGAN, HUSBAND AND WIFE,

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 182, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN 33rd COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY OLD HICKORY BOULEVARD ON THE NORTH; LOT 1 OF DONEGAN SUBDIVISION AND BRIAN K. PETTY ON THE EAST; KINELUES C. MOSLEY ON THE SOUTH; AND MERITAGE HOMES OF TENNESSEE, INC. AND A SECOND MERITAGE HOMES OF TENNESSEE, INC. PROPERTY ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN "RAGAN/SMITH" (N 607361.53 E 1780201.15) ON THE SOUTH SIDE OF OLD HICKORY BOULEVARD (31' FROM THE CENTER), AND BEING THE NORTHEAST CORNER OF MERITAGE HOMES OF TENNESSEE, INC. (REF. INSTRUMENT# 20190220 PAGE 15536 R.O.D.C. – PLAT BOOK 20201006 PAGE 0115873 – PROPERTY MAP 182-15 PARCEL 919); THENCE WITH THE SOUTH SIDE OF OLD HICKORY BOULEVARD S83°44'27"E 253.47' TO AN IRON PIN SET; THENCE S82°51'32"E 136.14' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: RADIUS = 356.89'; ARC = 25.79'; DELTA = 4°08'28"; CHORD = S84°55'46"E 25.79' TO AN IRON PIN SET IN THE WEST LINE OF A ROAD DEDICATION FOR LOT 1 OF DONEGAN SUBDIVISION ; THENCE WITH LOT 1 OF DONEGAN SUBDIVISION S07°07'28"W 140.54' TO AN IRON PIN SET; THENCE S11°07'46"W 128.30' TO AN IRON PIN SET; THENCE S18°10'47"E 20.99' TO AN IRON PIN SET, A NORTHWEST CORNER OF CANE RIDGE ROAD EXTENSION DESICATION; THENCE WITH THE WEST AND SOUTH LINE OF SAID CANE RIDGE ROAD EXTENSION DEDICATION S07°07'35"W 242.30' TO AN IRON PIN SET; THENCE S18°47'20"E 441.20' TO AN IRON PIN SET, IN THE WEST LINE OF BRIAN K. PETTY (REF. INSTRUMENT# 20130123 -7212 R.O.D.C. – PROPERTY MAP 182 PARCEL 121); THENCE WITH PETTY'S WEST LINE S07°07'28"W 657.06' TO A WOOD POST, IN THE NORTH LINE OF KINELUES C. MOSLEY (REF. INSTRUMENT# 20120217 -14201 R.O.D.C. – PROPERTY MAP 187 PARCEL 54); THENCE WITH MOSLEY'S NORTH LINE N82°57'59"W 374.30' TO AN EXISTING IRON ROD AT THE TERMINUS OF LONGSTALK ROAD, AND BEING THE SOUTHEAST CORNER OF A SECOND MERITAGE HOMES OF TENNESSEE, INC. PROPERTY (REF. INSTRUMENT# 20180216 -15337 R.O.D.C. – PLAT BOOK 20190718 PAGE 70553 – PROPERTY MAP 182-15 PARCEL 917); THENCE WITH MERITAGE HOMES' EAST AND NORTH LINES N05°55'04"E 735.69' TO AN EXISTING IRON PIN "MICHAEL WORAN"; THENCE N84°37'00"W 206.01' TO AN IRON PIN SET, THE SOUTHEAST CORNER OF A THIRD MERITAGE HOMES OF TENNESSEE, INC. PROPERTY (REF. INSTRUMENT# 20190220 -15536 R.O.D.C. – PLAT BOOK 20201006 PAGE 0115873 – PROPERTY

MAP 182-15 PARCEL 922); THENCE WITH MERITAGE HOMES' EAST LINE N06°17'12"E 487.79' TO AN IRON PIN SET, BEING THE SOUTHEAST CORNER OF THE FIRST AFOREMENTIONED MERITAGE HOMES OF TENNESSEE, INC. PROPERTY; THENCE WITH MERITAGE HOMES' EAST LINE N06°17'19"E 362.62' TO THE POINT OF BEGINNING, CONTAINING 14.94 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062, DATED DECEMBER 01, 2021.

BEING A COMBINATION OF PROPERTY MAP 182 PARCELS 198 AND THE REMAINDERS OF PARCELS 123 AND 122

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED TO BRIAN DONEGAN AND WIFE, CANDACE DONEGAN FROM SALLY GARVIN SMITH, A WIDOW SIGNED ON MARCH 15, 1999 AND RECORDED IN DEED BOOK 11388 PAGE 186 ON MARCH 17, 1999 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH A PORTION OF THE SAME PROPERTY CONVEYED BY INSTALLMENT DEED TO JAMES BRIAN DONEGAN AND WIFE, CANDACE DONEGAN FROM A.J. BURKITT, L.H. BURKITT AND LUCIEN H. BURKITT, EXECUTOR OF THE ESTATE OF MARY ELIZABETH BURKITT, SIGNED ON JUNE 03, 1976 AND RECORDED IN DEED BOOK 5031 PAGE 945 ON JUNE 04, 1976 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH A PORTION OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED TO JAMES BRIAN DONEGAN AND WIFE, CANDACE DONEGAN FROM VIVIAN H. FULTS, UNMARRIED SIGNED ON JULY 22, 2020 AND RECORDED IN INSTRUMENT # 20200723-0081170 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD, AND TO THE FINDINGS OF A TITLE REPORT.

This is improved (X) property known as 13431 Old Hickory Blvd., Antioch, TN 37013

WITNESS MY HAND THIS 3rd DAY OF DECEMBER, 2021

James Brian Donegan — Candace Donegan

JAMES BRIAN DONEGAN **CANDACE DONEGAN**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

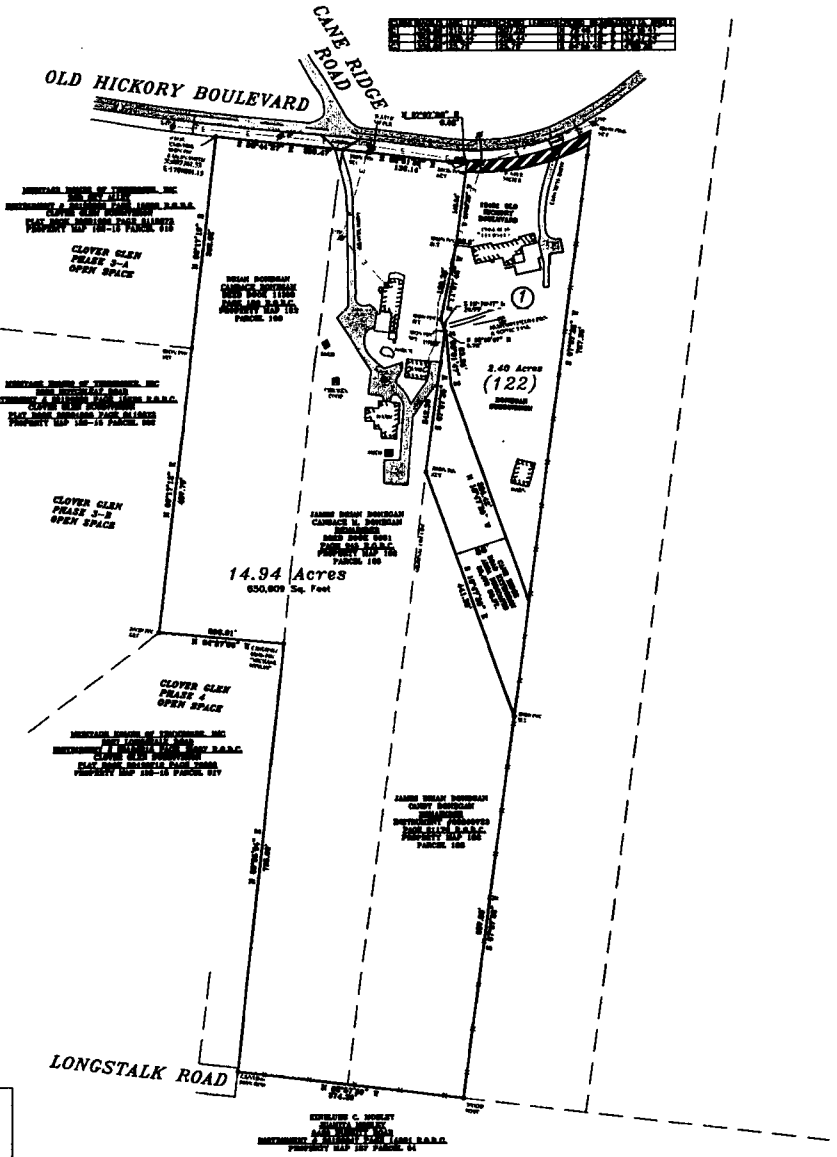
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Brian Donegan and Candace Donegan the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

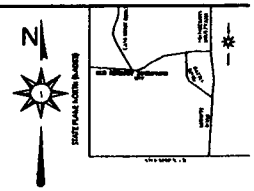
Witness my hand and official seal at Smyrna, Tennessee, this 3rd day of December 2021.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022





LEGEND

- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- FENCE
- WATER LINE
- SEWER LINE
- GAS LINE
- SILT FENCE
- WELL
- UTILITY POLE
- TICK MARKS (ORID STAKES SET)
- IRON PIN SET UNLESS NOTED
- POINT
- FIRE HYDRANT
- ELECTRIC METER
- WATER METER
- GAS METER

RANDOLPH L. CHAPDELAINE TENNESSEE NO. 1444

GENERAL NOTES

1. THE PURPOSE OF THIS MAP IS TO PROVIDE A VISUAL DEPICTION OF THE PROPERTY LINES.
2. ALL BEARINGS SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORS.
3. UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BEFORE HAVING BEARING REFERENCE TO THEM. AVAILABILITY OF SERVICE SHOWN IS CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR EXCAVATION.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
5. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THE SURVEYOR.
6. POSSIBLE WETLAND AREAS, AS IDENTIFIED EITHER BY THE HARDWOOD WETLANDS INVENTORY OR FIELD AT THE TIME OF THE SURVEY, ARE SHOWN ON THE P.A.T. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH RELEVANT GOVERNMENT AGENCY AND A "WETLAND DELINEATION CONSULTANT" PRIOR TO IMPROVEMENT. REGION OR DEVELOPMENT OF THE TRACT. AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, REGARDLESS OF THE LATTER'S SIZE, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS; U.S. ENVIRONMENTAL PROTECTION AGENCY; U.S. FISH AND WILDLIFE SERVICE; TENNESSEE WILDLIFE RESOURCES AGENCY; TENNESSEE DIVISION OF WATER POLLUTION CONTROL; TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.
7. TOPOGRAPHY (WHEN SHOWN) BASED ON HAND TIED TIMES FROM TENNESSEE URBAN MAPPING AND FIELD DISCRIB.
8. THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP 47037C0061H DATED 4/5/2017.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

a. REAL TIME KINEMATIC & BASE BOSMA GPS 3
b. POSITIONAL ACCURACY 0.05 FEET
c. DATE OF SURVEY MARCH 1, 2021
d. DATUM/EPOCH NAD83 (2011) EPOCH
e. PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK
f. GEOID MODEL USED: 12B
g. COMBINED SCALE FACTOR: 0.99996

RANDOLPH L. CHAPDELAINE, R.L.S. # 1444, REGISTERED LAND SURVEYOR — DATE

CHAPDELAINE & ASSOCIATES
7375 WALKER ROAD, FAIRVIEW, TENNESSEE 37062
(615) 799 - 8104
chapsurveyors@msn.com
Randolph L. Chapdelaine TN P.L.S. # 1444

BOUNDARY SURVEY & DIVISION FOR
JAMES BRIAN DONEGAN
& CANDY DONEGAN

13421 & 13481 OLD HICKORY BOULEVARD
DEED BOOK 11808 PAGE 186 R.O.D.C. (PARCEL 198)
INSTRUMENT# 20200723 PAGE 0082170 R.O.D.C. (PARCEL 122)
DEED BOOK 5082 PAGE 945 R.O.D.C. (PARCEL 123)
33rd COUNCILMANIC DISTRICT OF DAVIDSON COUNTY,
METROPOLITAN NASHVILLE, TENNESSEE
PROPERTY MAP 182 PARCELS 198, 122p/o & 123p/o
DATE JULY 28, 2021
JOB # 6185
SCALE 1"=100'

0 100' 200'