Karen Johnson Davidson County
Batch# 769545 DEEDQC
12/08/2021 08:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211208-0162447

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0.00. _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 2021.

My Commission Expires: _____

_____
Notary Public

RUSSELL J. MCCANN NOTARY PUBLIC TENNESSEE My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Andrew Gray Siegrist	NEW OWNER	See Exhibit A
953 Sharpe Ave		
Nashville TN 37206		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Julius C. Siegrist, Jr. and wife, Margaret Haywood Siegrist**, Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and doe hereby convey, remise, release and forever quitclaim unto **Andrew Gray Siegrist**, his heirs, successors, and assigns, our entire interest in and to a certain real property in Davidson County, Tennessee, described as follows:

See attached Exhibit A

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 17 day of November, 2021.

_____ _____
Julius C. Siegrist, Jr **Margaret Haywood Siegrist**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Julius C. Siegrist, Jr. and wife, Margaret Haywood Siegrist**, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of November, 2021.

My Commission Expires: _____

_____
Notary Public

RUSSELL J. MCCANN NOTARY PUBLIC TENNESSEE My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

EXHIBIT A

Tract One: 4371 Old Hickory Boulevard, Nashville, TN 37218
Map-parcel 089-001900
Beginning on Cumberland River at the southwest corner of Susan M. Seat's 600 acre tract; thence easterly with her south line, 245 poles more or less, to a point 1-1/2 poles north of a large elm, being the northwest corner of 156.6 acres of land conveyed by Samuel T. Anderson to Sam B. Seat, Trustee, by deed of record in Book 58, page 625 Register's Office for said County; thence with the westerly line of said tract, south 16 deg. West 43.7 poles to the corner of a lot fence, continuing with said line, south 13-3/4 deg. West 60 poles to a honey locust; thence south 72 deg. West 24 poles to the center of a water gap; thence with the meanderings of the Martin Branch westwardly 72 poles to a point in the center of said branch, between a cottonwood and hackberry in what formerly W. H. Timmon's north boundary line; thence with said line westerly 97 poles, more or less to his northwest corner on Cumberland River; thence down said river with its meanderings, northerly and at law water mark to the beginning, containing 151.26 acres, more or less, including but excluding therefrom that part of said land used for roadway purposes.

Included in the above but excluded from this conveyance:
Beginning at a set iron pin in the westerly margin of Old Hickory Blvd., said pin being the most northerly corner of the herein described tract and being located S. 26 deg. 29' 12" E., 25.00' from the most southeasterly corner of Eller & Olsen Stone Co., Inc. Property (DB 4287, PG 681 RODCT); thence with said margin and a curve to the left (I = 10 deg. 01' 15", R = 1121.098', T = 99.274', LC = 197.775', CB = S 32 deg. 49' 40" E) 198.03' to a set iron pin; thence S 38 deg. 31' 37" E, 372.83' to a set iron pin; thence leaving said margin with a new line S 53 deg. 53' 29" W, 143.44' to a set iron pin; thence S 81 deg. 46' 01" W, 232.75' to a 10" hackberry tree; thence S 61 deg. 19' 40" W, 216.30' to a corner post; thence N 21 deg. 55' 03" W, 255.11' to a 24" bodock tree; thence N 31 deg. 00' 01" E, 541.36; to the point of beginning containing 5.0275 acres more or less.

Also Excluded:
Beginning at an iron rod situated in the easterly margin of Old Hickory Boulevard, said point being approximately 3.2 miles south of the intersection of Highway 12 and being the common corner of the property conveyed to Eller & Olsen Stone Company of record in Book 4287, page 681, in the Register's Office for Davidson County, Tennessee. Thence, leaving said road, S 82 deg. 19' 06" E a distance of 897.18 feet to an iron rod at the intersection of two fences; thence, S 20 deg. 59' 48" W a distance of 704.79 feet to a point situated in the right of way of Old Hickory Boulevard, thence, with said road and around a curve to the right having a central angle of 2 deg. 21' 39" a radius of 6116.02 feet, a tangent of 126.02 feet, a length of 252.00 feet to a chord which bears N 40 deg. 26' 41" W for a distance of 251.98 feet; thence, N 39 dge 15' 49" W, a distance of 650.92 feet to an iron rod; thence, around a curve to the right having a central angle of 4 deg. 21' 14" , a radius of 1611.46 feet, a tangent of 61.26 feet, a length of 122.46 feet, a chord which bears N 17 deg 05' 12" W for a distance of 122.43 feet to the point of beginning and containing 7.162 acres of land more or less.

Being all the same property conveyed to Julius C. Siegrist, Jr. and Margaret Haywood Siegrist by Warranty Deed from Joyce Becker, unmarried, of record as Instrument 20130903-0092269, Register's Office for Davidson County, Tennessee.

Tract Two: 0 Old Hickory Blvd., Nashville, TN 37218.
Map-Parcel 089-053.00
Being a tract of Land in the 13th Civil District of Davidson County, Tennessee and being a portion of that property conveyed to Stanley Walker, et. at. in Book 2734, page 535, Register of Deeds Office for Davidson County, Tennessee, more accurately described according to a survey dated 5/15/91 by Tommy E. Walker, Tennessee Lic. No. 1465 as follows:

Beginning at a set iron pin in the westerly margin of Old Hickory Blvd., said pin being the most northerly corner of the herein described tract and being located S. 26 deg. 29' 12" E., 25.00' from the most southeasterly corner of Eller & Olsen Stone Co., Inc. Property (DB 4287, PG 681 RODCT); thence with said margin and a curve to the left (I = 10 deg. 01' 15", R = 1121.098', T = 99.274', LC = 197.775', CB = S 32 deg. 49' 40" E) 198.03' to a set iron pin; thence S 38 deg. 31' 37" E, 372.83' to a set iron pin; thence leaving said margin with a new line S 53 deg. 53' 29" W, 143.44' to a set iron pin; thence S 81 deg. 46' 01" W, 232.75' to a 10" hackbery tree; thence S 61 deg. 19' 40" W, 216.30' to a corner post; thence N 21 deg. 55' 03" W, 255.11' to a 24" bodock tree; thence N 31 deg. 00' 01" E, 541.36; to the point of beginning containing 5.0275 acres more or less.

Being all the same property conveyed to Julius C. Siegrist, Jr. and Margaret Haywood Siegrist by Special Warranty Deed from The Estate of Talitha Walker, by Peggy Mathes, Public Administrator, of record as Instrument 20130903-0092283, Register's Office for Davidson County, Tennessee.

Tract Three: 4316 Old Hickory Blvd., Nashville, TN 37218
Map-Parcel 089-2900
Beginning at an iron pin on the northeasterly margin of Old Hickory Boulevard at a point 500 feet southeast of the easterly line of the property conveyed to Mrs. Annie Walker by deed from T.J. McMorrough and wife, of record in Book 896, Page 14, Register's Office for Davidson County, Tennessee; thence with the northeasterly margin of said Boulevard, south 50 deg. east 150 feet to an iron pin; thence north 40 deg. east 305 feet to an iron pin; thence north 50 deg. west 173 feet to an iron pin; thence south 35 deg. west 309 feet to the beginning, containing 1.13 acres, more or less.

Being all of that same property conveyed to J.C. Siegrist, Jr., individually by Quitclaim Deed from Eller & Olsen Stone Company, Inc., of record as Instrument 20101222-0101690, Registers Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Russell J. McCann, 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 11/17/2021.

Date

Affiant Signature

12/3/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of December, 2021.

Taylor Hubbard
Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON