Karen Johnson Davidson County
Batch# 772403 DEEDQC
12/13/2021 08:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211213-0164417

THIS INSTRUMENT PREPARED BY:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, STE. 200
Brentwood, TN 37027

Address New Owner(s) as follows:
8161 McCrory Lane
Nashville, TN 37221

Send Tax Bill to:
Owner

Map-Parcel 140-00-0 039.00 & 045.00

State of Tennessee
County of DAVIDSON

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 8th day of December, 2021.

Notary Public

My Commission Expires: 9-6-22

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOSHUA CURTIS LELOUP, AN UNMARRIED MAN**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY CONVEY TO **JOSHUA CURTIS LELOUP, AN UNMARRIED MAN, AND WHITLEY NICOLE CONN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED GRANTEE(S), ITS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract 1:

Land in the 9th Civil District of Davidson County, Tennessee and described according to a survey dated May 9, 1979, by Howard S. Dickinson, Inc., Registered Land Surveyor #805, as follows:

Beginning at an iron pin in the Southerly margin of McCrory Lane and said pin being approximately 1400 feet from the McCrory Lane exit to I-40 in a Southeasterly direction; thence, South 26 degrees 10 minutes 31 seconds West, 451.47 feet to an iron pin, the point of beginning; thence, South 26 degrees 10 minutes 31 seconds West, 458.53 feet to an iron pin; thence, South 63 degrees 49 minutes 29 seconds East, 380 feet to an iron pin; thence, North 26 degrees 10 minutes 31 seconds East, 458.53 feet to an iron pin; thence, North 63 degrees 49 minutes 29 seconds West, 380.00 feet to the point of beginning, containing 4 acres, more or less.

Tract II:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southerly margin of McCrory Lane approximately 1,600 feet East of the McCrory Lane Interchange with I-40 and being more particularly described as follows:

Beginning at an iron pin in the Southerly margin of McCrory Lane, said pin being 1,400 feet, more or less, from the centerline of I-40 Interchange in a Southeasterly direction; thence, with said Southerly margin South 73 degrees 49 feet 26 seconds East, 309.62 feet to a point; thence, with a curve to the left 110.38 feet to a point, said curve having a central angle of 02 degrees 15 feet 09 seconds, a radius of 2,807.77 feet and a chord of South 74 degrees 56 minutes 56 seconds East, 110.37 feet; thence, South 29 degrees 52 minutes 35 seconds West, 526.45 feet to an iron pin; thence, South 25 degrees 49 minutes 06 seconds West, 542.02 feet to a point; thence, North 51 degrees 43 minutes 02 seconds East, 389.30 feet to an iron pin; thence, North 26 degrees 03 minutes 06 seconds East, 910.66 feet to the point of beginning, containing 382.141 Square feet, or 8.77 acres, more or less.

Included in the above described property, but Excluded therefrom is a four acre tract described by Howard S. Dickinson, Inc. R.L.S. No. 805, and of record in Book 8183, page 89, said Register's Office.

Being the same property conveyed to Mary Patty Lynn Jetton and Mark S. Levan, joint tenants with right of survivorship by Warranty deed from James S. Foster and wife, Donna R. Foster of record in Instrument No. 20020619-0074300 Register's Office for Davidson County, Tennessee, dated June 14, 2002 and recorded on June 19, 2002.

Being the same property conveyed to Joshua Curtis LeLoup, a single person, by Warranty deed dated 10-22-2021, from Mary Patty Lynn Jetton and Mark S. LeVan, wife and husband, of record in Instrument No. 20211026-0143652. Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 8161 McCrory Lane, Nashville, TN 37221.

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 8th day of December, 2021.

Joshua Curtis LeLoup

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Curtis LeLoup, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of December, 2021.

My commission expires: 10.11.22

Michelle Martin
Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-8-21.

Affiant Signature

12-9-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 9 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY