Karen Johnson Davidson County
Batch# 772444 DEEDQC
12/13/2021 09:25:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211213-0164465

Quitclaim Deed

2021-379

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 15th day of November, 2021

Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Charles Duke 513 Brick Church Lane Whites Creek, TN 37189	NEW OWNER	050-00-0-163-00

KNOW ALL MEN BY THESE PRESENTS that **Charles Duke**, 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/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Charles Duke**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

THE LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING FURTHER DESCRIBED AS FOLLOWS:

PROPERTY LOCATED ON THE EAST SIDE OF TRAIL HOLLOW LANE AND NORTH OF BRICK CHURCH LANE, WEST OF INTERSTATE 24 IN WHITES CREEK, 3RD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING SHOWN AS PART OF PARCEL 3.00 ON DAVIDSON COUNTY PROPERTY MAP 50 AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY CRENSHAW LAND SURVEYING, WILLIAM E. CRENSHAW, TN. R.L.S. #2395, DATED SEPTEMBER 26, 2016, AND KNOWN AS JOB NO. 16123, AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF BRICK CHURCH LANE AND THE EASTERLY RIGHT-OF-WAY OF TRAIL HOLLOW LANE, AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT. SAID PIN BEING LOCATED 275' IN A WESTERLY DIRECTION, AS MEASURED ALONG THE NORTHERLY RIGHT-OF-WAY OF BRICK CHURCH LANE, FROM A CONCRETE HIGHWAY MONUMENT IN THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 24. THENCE, FROM SAID POINT OF BEGINNING, LEAVING THE RIGHT-OF-WAY OF BRICK CHURCH LANE, WITH THE EASTERLY RIGHT-OF-WAY OF TRAIL HOLLOW LANE, 06°12'00 E 209.03' TO A POINT; THENCE LEAVING THE RIGHT-OF-WAY OF TRAIL HOLLOW LANE, N 27°27'59" E 81.81' TO A POINT; THENCE S 84°21'48" E 70.28' TO A POINT; THENCE S 06°10'02" W 285.81' TO AN EXISTING IRON PIN IN THE NORTHERLY RIGHT-OF-WAY OF BRICK CHURCH LANE; THENCE WITH SAID RIGHT-OF-WAY, N 83°53'03" W 100.11' TO THE POINT OF BEGINNING, CONTAINING 20,422 S.F. OR 0.47 ACRES.

Being the same property conveyed to Charles Duke from Gulf Front Investments, LLC by Warranty Deed dated August 4, 2017 and recorded August 10, 2017 in Instrument #20170810-0081893, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 513 Brick Church Lane, Whites Creek, TN 37189.

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

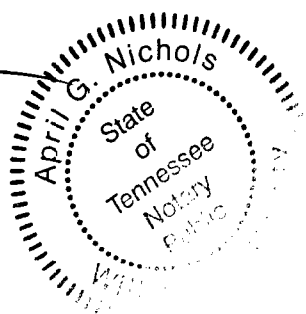
WITNESS my hand this the 15th day of November, 2021.

Charles Duke

State of Tennessee
County of Davidson

Personally appeared before me, April G Nichols a Notary Public in and for said county and state, the within named Charles Duke, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal at, this the 15th day of November, 2021.



Notary Public
My Commission Expires: 6-24-2023