This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Mary Birthright
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE AC TUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $-0-

Joseph Duke Sutherland
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE 19th day of February, 2021

Mary Birthright
NOTARY PUBLIC
MY COMMISSION EXPIRES:

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

Karen Johnson Davidson County
Batch# 774371 DEEDQC
12/15/2021 03:16:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211215-0165974

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL**
JOSEPH DUKE SUTHERLANDAND **GLORIA JEAN SUTHERLAND** **5052 BRICK CHURCH PIKE** **GOODLETTSVILLE, TN 37072**	**SAME**	**P/O 24-71**

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledge, I, **JOSEPH DUKE SUTHERLAND,** these presents do hereby quitclaim and convey unto **JOSEPH DUKE SUTHERLAND AND WIFE GLORIA JEAN SUTHERLAND,** all of my right, title and interest in and to the following property located in DAVIDSON County, Tennessee:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING the same property conveyed to Joseph Duke Sutherland by quitclaim deed from Joe E. Sutherland and wife, Gwendolyn Duke Sutherland of record in Book 5250, Page 778, Register's Office for Davidson County, Tennessee

Also excluded from the above Exhibit "A" is the follow described property:

Land in Davidson County, Tennessee, being located in the 10th Civil District and being a portion of the Duke Sutherland Property, described as follows:

BEGINNING with a ne iron pin set in the northerly margin of Brick Church Pike and with a new line N 10-33-48 W. 599.18' to a iron pin.

THENCE; with a new line S 80-55-48 E, to a new iron pin.

THENCE; S 1-29-00 E, 372.36' to a new iron pin 25' to the center of Brick Church Pike the next three calls, S 77-00-00 W, 108.54'.

THENCE; S 73-00-00 W, 233.28'.

THENCE; S 70-00-00W, 91.18' to the point of beginning, containing 5.01 acres more or less.

Being the same property conveyed to Cassandra Jo Kennerson and husband Kevin Mark Kennerson

Also excluded from the property in Exhibit "A" is the property of record in Book 5250, Page778 and property described in Book 5238, Page 330, Register's Office for Davidson County, Tennessee.

The Deed was prepared without the benefit of a new of survey, and the preparer of this deed makes no representation as to the status of the property described herein.

This is Improved Property known as: **5046 Brick Church Pike, Goodlettsville, TN 37072**

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

Witness my hand and seal on this the 19th day of February, 2021

JOSEPH DUKE SUTHERLAND

State of TENNESSEE)
County of DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JOSEPH DUKE SUTHERLAND**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 19th day of February, 2021.

Notary Public

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

Exhibit "A"

Land in the 10th Civil District of Davidson County, Tennessee, being described as follows:

BEGINNING at a point in the center of Brick Church Pike, a corner to Union Hill Baptist Church property, and the most easterly corner of the property herein described; thence with the line of said Church lot, as follows: North 62° West 285 feet to a 30-inch sycamore; thence North 6° 45' West 112 feet to a 12 inch elm, a corner to Tract 2, in the line of said Church lot; thence with the line of said Tract 2, North 42° 30' West 575 feet to a 30 inch beech, a corner to said Tract 2 in the line of Paul Owens; thence with a fence and the line of said Owen's as follows: South 62° 30' West 127.5 feet to a beech; North 52° 30' West 425 feet to a stake; thence with said fence and the lines of said Owens and L.B. Cuffman, North 58° 30' West 300 feet to a 24 inch ash tree, a corner in the line of said Cuffman; thence with said fence and the line of said L.B. Cuffman and Homer Cuffman, South 64° 30' West 245 feet to a post, a corner in the line of said Homer Cuffman; thence on with said fence and the line of said Homer Cuffman, as follows: South 36° West 135 feet; South 69° 30' West 195 feet; South 6° 30' West 320 feet; South 13° 30' East 240 feet to a point in the center of a drain, the north end of the embankment referred to in the 1951 survey; thence with a fence, and the line of the property awarded to said Homer Cuffman by court decision as follows: South 5° 15' East 119 feet to a poplar; South 5° 30' West 100 feet to a poplar; South 15° 30' West 132 feet to a post; north 85° West 190 feet to a point at the junction of two drains, the south end of aforesaid embankment; thence on with said fence, and the line of said Cuffman, as follows: South 88° 15' West 230 feet; North 56° 15' West 165 feet; North 87° West 205 feet to a stake a corner to Jack Galbert in the line of said Cuffman; thence with a fence and the line of said Galbert as follows: South 14° West 155 feet; South 25° 30' West 225 feet; South 20° West 215 feet; South 9° West 185 feet; South 3° West 210 feet; South 7° West 155 feet; South 0° 30' West 90 feet to an ash tree, a corner to William Cox in the line of said Galbert; thence with a fence and the line of said Cox, North 85° 15' East 1098 feet to a stake a corner to said Cox in the line of Frank M. Redding; thence with the line of said Redding as follows: North 0° 30' West 170 feet; North 42° East 110 feet; South 44° 30' East 180 feet to a point in the center of aforesaid Brick Church Pike, a corner to said Redding; thence with the center line of said Pike, as follows: North 48° East 80 feet; North 62° East 480 feet; North 73° East 230 feet; North 77° East 130 feet; North 87° East 130 feet; South 88° East 400 feet; North 80° East 50 feet; North 48° East 50 feet; North 16° East 100 feet; North 8° West 100 feet; North 14° West 100 feet; North 9° West 100 feet; North 15° East 70 feet; North 41° East 100 feet; North 52° 30' East 136 feet to the beginning, containing 80.7 acres, more or less.

There is included in the above description, but excluded therefrom for the purposes of this conveyance, the following-described property:

Land in the Tenth Civil District of Davidson County, Tennessee, BEGINNING at a point in the northwesterly right of way of Brick Church Pike at the intersection of the common boundary of the Union Hill Baptist Church property and the most easterly corner of the tract of land conveyed to Joe E. Sutherland by deed of Robert R. Galbreath, et ux, of record in Book 3827, page 867, Register's Office of said County; thence N. 62° W. 260 feet with the common boundary of the Union Hill Church property to a 30" Sycamore Tree, a common corner with the said Church property; thence leaving the common boundary with said Church property N. 62° W. 225 feet to an iron pin; thence S. 41° 20' W. 332.96 feet to an iron pin; thence S. 63° E. 518 feet to the westerly boundary of the right of way of Brick Church Pike proceeding with the said right of way N. 9° W. 32 feet to a point; thence N. 15° E. 70 feet to a point; thence N. 41° E. 100 feet to a point; thence N. 52° 30' E. 136 feet (all with the right of way boundary) to the point of beginning. Said property having been previously conveyed by deeds of record at Book 4983, page 586, Book 5077, page 925, and Book 5181, page 915, said Register's Office.