Source of Title:
Book: 4535
Page: 85

Map & Parcel
132 040 008.00

Karen Johnson Davidson County
Batch# 784335 DEEDQC
01/04/2022 12:03:36 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220104-0001206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Dylan Carpenter, Affiant
Subscribed and sworn before me this the
3rd Day of January, 2022.
A. Hayes, Deputy Register

RECORDING REQUESTED BY:
Steve Horrell

INSTRUMENT PREPARED BY:
Steve Horrell
3030 Sidco Drive
Nashville, Tennessee, 37204

RETURN DEED TO:
Steve Horrell
3030 Sidco Drive
Nashville, Tennessee, 37204

(Above reserved for official use only)

NEW OWNER:
SEND TAX STATEMENTS TO:
Steve Horrell
3030 Sidco Drive
Nashville, Tennessee, 37204
Prior Instrument Reference: of the Recorder of Tennessee County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF TENNESSEE

THIS DEED is made this day of December 23, 2021 by and between the **"Grantor,"**

Horrell Properties, LLC, a business, having a mailing address at 3030 Sidco Drive, Nashville, Tennessee 37204 and represented by its authorized agent, Fred Horrell

AND the **"Grantee,"**

Steve Horrell, an individual residing at 3030 Sidco Drive, Nashville, Tennessee 37204

FOR VALUABLE CONSIDERATION of the sum of $52,500, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Tennessee county, Tennessee, subject to any restrictions herein:

Property Address: 3030 Sidco Drive, Nashville, Tennessee _____

Legal Description: A lot and building located at 3030 Sidco Drive, Nashville, Tennessee

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land being Lot 3, in Section 1, of the Radnor Industrial Subdivision as shown on plat in Book 3106, page 45, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the east line of Sidco Drive, said point being in the lot line between Lots 1 and 3 of said Radnor Industrial Subdivision; thence along said lot line between Lots 1 and 3 of said Subdivision the following courses and distances: South 88 deg. 03' East, one hundred forty (140) feet; South 48 deg. 59' East (shown on Subdivision Plat as North 48 deg. 59' West), two hundred six and twenty-eight hundredths (206.28) feet to a point in the southeast corner of said Lot 3 and the northeast corner of Lot 2 of said Subdivision; thence westwardly along the lot line between Lots 2 and 3 a distance of three hundred and sixteen hundredths (300.16) feet to a point in the east line of Sidco Drive; thence North 01 deg. 57' East along the east line of Sidco Drive a distance of one hundred thirty (130) feet to the point of beginning, containing sixty-six hundredths (0.66) acre, more or less.

Being part of the same property conveyed to Franklin M. Vess by deed from the Louisville and Nashville Railroad Company, of record in Book 3283, page 590, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to owner's certificate, easements and setback lines shown on the plan of record in Book 3106, page 45, said Register's Office, and to an option to purchase real estate between Franklin M. Vess and William W. Johnson, Jr., of record in Book 3892, page 104, said Register's Office.

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on _____ (date).

Grantor (or authorized agent)

x/_____, as agent on behalf of Horrell Properties, LLC

Print Name: Fred Horrell.

NOTARY ACKNOWLEDGMENT

TENNESSEE
COUNTY OF DAVIDSON COUNTY

On December 23, 2021 before me, Raquel Leshin, personally appeared **Fred Horrell as agent on behalf of Horrell Properties, LLC**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: July 9, 2022

Raquel Leshin
Notary Public, Tennessee

