Karen Johnson Davidson County
Batch# 800705 DEEDQC
02/04/2022 01:53:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220204-0013411

PREPARED BY: Rob Hazard, Esq. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $NONE. **AFFIANT** Subscribed and sworn to before me, this 24th day of January, 2022 Notary Public My Commission Expires: 3-8-22

LYNNE B. JERVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 8, 2022

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Nancy Gray Brasher et vir 1925 Oakhampton Place Brentwood, TN 37027	SAME	067 00 0 033.00

QUITCLAIM DEED

NANCY GRAY SIMPKINS, NOW BRASHER ("Grantor"), for consideration of $10.00, hereby releases, remises, quitclaims and gives unto **NANCY GRAY BRASHER AND HUSBAND, RICK BRASHER,** all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on the attached Exhibit A incorporated herein by reference.

This is unimproved property commonly known as 4882 Old Hydes Ferry Pike, Nashville, TN 37218.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 18th day of January, 2022.

860968.1/020211126

Nancy Gray Simpkins Brasher

Nancy Gray Simpkins Brasher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY GRAY BRASHER,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of January, 2022.

Sherri B Gossett

Notary Public

My Commission Expires: June 24, 2023

SHERRI B GOSSETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

860968.1/020211126

EXHIBIT A
Legal Description

Lying in the 13th, former 25th, District of Davidson County, Tennessee, on the north side of the Old Hydes Ferry Turnpike, and being a part of the tract of land conveyed to J. T. Owen and Louella Owen by deed of Mrs. Lillie C. Stephens record in Book 931, page 680, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of now proposed State Highway No. 12, at station 358/63 of said highway, and being 45 feet from the center of the Old Sulphur Creek Bridge, which is situated at the southwest corner of Mrs. J. T. Owen's property and running thence, South 71 deg. 45 min. East, 845 feet with Dent's property line, to a stone; thence South 87 deg. 15 min. East 371 feet to a stone; thence South 88 deg. East 358 feet, with Thermon Jones's property line to a stake; thence with Jones's property line, South 5 deg. 45 min. West 655 feet to the T.C.R.R.R.W., which is 50 feet north of the center of the tracks; thence with a curved line, bearing to the left and running concentrically with a 3 deg. cure, and with said r.w. line, 660 feet; thence, North 10 deg. 30 min West 366 feet with the old Duke property line, now belonging to the T.C.R.R. thence, North 76 deg. 45 min. East 209 feet; thence South 13 deg. 30 min. East 338.5 feet to the T.C.R.R.R.W. thence, with said property line North 59 deg. East 257 feet; thence with same property line North 64 deg. 45 min. East, 115.5 feet; thence North 69 deg. east 208 feet to a tree; thence, North 60 deg. 30 min. East 132 feet; thence North 63 deg. 30 min. East, 132 feet to a stone fence, bordering the T. W. Sullivan property; thence with said fence, North 11 deg. 30 min. West 157 feet to center line of now proposed State Highway No. 12; thence with the center line of said highway, and following a curved line, bearing to the right 2 deg. per one-hundred feet for 688 feet; thence North 63 det. 39 min. West 218 feet to a curve bearing 2 deg. to the left per hundred feet for 750 feet; thence South 86 deg. 21 min. West 1429 feet to said station of proposed State Highway 12, 358-63 and being 45 feet from the center of the Old Sulphur Creek Bridge, and containing 31.2 acres.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance, are the following tracts:

TRACT 1:
A tract of land in the 13th Civil District of said County, described according to a survey made by John M. Sullivan, County Surveyor, June 29, 1949, as follows:

Beginning in the center line of U. S. Highway No. 43, or State Highway #12, in the center line of Sulphur Creek; thence with the center line of said Highway North 86 deg. 21 min. East 499 feet; thence South 13 deg. 08 min. West 225.5 feet; thence South 13 deg. 08 min. West 385.2 feet to the northerly line of the Tennessee Central Railroad right-of-way; thence with the north line of said right-of-way North 52 deg. 24 min. West 395.5 feet; thence North 63 deg. 08 min. West 150 feet; thence North 66 deg. 08 min. West 114 feet; thence North 40 deg. 42 min. East 52.5 feet; thence North 42 deg. 23 min. East 251.7 feet to the center line of U. S. Highway No. 43/or State Highway #12, the point of beginning, containing 5.41 acres, more or less.

Being the same property conveyed to W. A. Scott and wife, Louise Scott by deed from Margaret Lucille Taylor, a widow, of record in Book 1729, page 97, Register's Office for Davidson County, Tennessee.

TRACT 2:
A tract of land in the 13th Civil District of said County, described according to a survey made by John M. Sullivan, Surveyor, dated June 29, 1949, as follows:

Beginning on the northerly margin of a lane, said lane being north of a T. C. Railroad right-of-way, at the southeast corner of Thurman E. Jones' property; thence with the north margin of said land, South 86 deg.

07 min. East 80 feet; thence North 5 deg. 46 min. East 200 feet; thence North 86 deg. 07 min. West 80 feet to Thurman Jones' east line; thence with his east line and with a fence, South 5 deg. 46 min. West 200 feet to the northerly margin of a lane, the point of beginning, containing 36/100 acres, more or less.

Being the same property conveyed to Calvin Coolidge Veech and wife, Lois Pearl Veech by deed from Margaret Lucille Taylor, a widow, of record in Book 1846, page 619, Register's Office for Davidson County, Tennessee.

TRACT 3:
A tract of land in the 13th Civil District of said County, described as follows:

Beginning at a stake at the northeast corner of the property conveyed to Calvin C. Veech by deed from Margaret Lucille Taylor as of record in Book 1846, page 619, Register's Office for said County, thence North 5 deg. East 11-3/25 poles to a stake; thence North 77 deg. 7-1/5 poles to a stake in Truman Jones' east line; thence with said line South 5 deg. West 12-3/25 poles to a stake at the northwest corner of the Veech property; thence with Veech's north line South 86 deg. East 7-6/25 poles to the beginning, containing .52 of an acre, more or less.

Being the same property conveyed to Robert Henry Warren and wife, Ellen Irene Warren by deed from Margaret Lucille Taylor, a widow, of record in Book 1879, page 30, Register's Office for Davidson County, Tennessee.

TRACT 4:
Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the south side of State Highway No. 12, and at a stone column or post, Mrs. Katherine Simpkins' N.W. corner; thence with said Highway , North 68 deg. West 149 feet to a stake at a culvert; thence South 17 deg. West 550 feet to a stake in the right of way line of T. C. Railroad; thence with said Railroad right-of-way, North 59 deg. East 150 feet to a cottonwood tree, Mrs. Katherine Simpkins' S. W. corner; thence with the Simpkins' line, North 2 ½ deg. East 422 feet to the beginning, containing 1-2/3 acres, more or less.

Being the same property conveyed to Gran S. Demonbreun and wife, Eva Demonbreun, by deed from Margaret Lucille Taylor, a widow, of record in Book 2092, page 140, Register's Office for Davidson County, Tennessee.

TRACT 5:
Land in the 13th Civil District of Davidson County, Tennessee, described partly according to a survey made by J. P. Gallaher, September 9, 1959, as follows:

Beginning at a point in the center of State Highway No. 12, at the intersection of the center line of said Highway and the center line of a driveway; said point being North 85 ½ deg. East 498 feet from the northeast corner of the property conveyed to W. A. Scott and wife, by deed from Margaret Lucille Taylor, of r4ecord in Book 1729, page 97, Register's Office for said County; thence with the center of said driveway, South 347 feet to a stake in the north boundary line of the Tennessee Central Railroad property; thence South 87 deg. East 151 feet to a cedar; thence North 364 feet to the center of said Highway; thence with same South 85 ½ deg. West 152 feet to the beginning.

Being the same property conveyed to William O. Simpkins and wife, Doreene D. Simpkins by deed from Margarert Lucille Taylor, a widow, of record in Book 2962, page 419, Register's Office for Davidson County, Tennessee.

TRACT 6:
All that property conveyed to State of Tennessee, described as follows:

Beginning at a point in the existing southerly margin 52 feet from centerline station 338+99.87; thence, with said existing southerly margin and a curve concave to the north having a radius of 1477.50 feet for a distance of 11.82 feet to a point in the existing southerly margin 50.94 feet from the centerline station 339+11.54; thence, with said existing southerly margin, North 59 deg. 55 min. 32 sec. West, 292.14 feet to a point in the existing southerly margin 21.67 feet from centerline station 342+01.87; thence, with said existing southerly margin and a curve concave to the south having a radius of 1111.0 feet for a distance of 90.06 feet to a point in the existing southerly margin 14.74 feet from centerline station 342+92.04;thence, with said existing southerly margin, south 25 deg. 24 min. 47 seconds West, 5.00 feet to a point in the existing southerly margin 19.73 feet from centerline station 342+92.29; thence, with said existing southerly margin and a curve concave to the south having a radius of 1106.00 feet for a distance of 337.78 feet to a point in the existing southerly margin 27.28 feet from centerline station 346+33.47; thence, with said existing southerly margin, North 07 deg. 55 min. 52 sec. East, 5.0 feet to a point in the existing southerly margin 22.31 feet from centerline station 346+33.86; thence, with said existing southerly margin and a curve concave to the south having a radius of 1111.00 feet for a distance of 164.17 feet to a point in the existing southerly margin 38.51 feet from centerline station 348+00.24; thence with said existing southerly margin, South 89 deg. 27 min. 52 sec. West, 72.08 feet to a point in the existing southerly margin 45.76 feet from centerline station 348+73.67; thence, with said existing southerly margin, South 89 deg. 27 min. 52 sec. West, 112 feet, more or less, to a point in the proposed southerly margin 52 feet from centerline station 349+86.69; thence, with said proposed southerly margin South 87 deg. 38 min. 00 sec. East, 84.92 feet to a point in the proposed southerly margin 52 feet from centerline station 348+00; thence, with said proposed southerly margin, South 85 deg. 08 min. 44 sec. East, 97.46 feet to a point in the proposed southerly margin 52 feet from centerline station 347+99.74; thence, with said proposed southerly margin and a curve concave to the south having a radius of 1585.02 feet for a distance of 306.24 feet to a point in the proposed southerly margin 52 feet from centerline station 344+83.45; thence, with said proposed southerly margin, South 71 deg. 06 min. 18 sec. East, 81.07 feet to a point in the proposed southerly margin 52 feet from centerline station 344+00; thence, with said proposed southerly margin, South 68 deg. 36 min. 32 sec. East, 97.88 feet to a point in the proposed southerly margin 52 feet from centerline station 343+00; thence, with said proposed southerly margin, South 66 deg. 42 min. 53 sec. East, 98.68 feet to a point in the proposed southerly margin 52 feet from centerline station 342+00; thence, with said proposed southerly margin, South 65 deg. 39 min. 48 sec. East, 116.00 feet to a point in the proposed southerly margin 52 feet from centerline station 340+83.46; thence, with said proposed southerly margin, South 65 deg. 27 min. 56 sec. East, 29.05 feet to a point in the proposed southerly margin 52 feet from centerline station 340+54.40; thence, with said proposed southerly margin, South 65 deg. 45 min. 55sec. East, 155.34 feet to the beginning, containing 0.526 of an acre.

Being the same property conveyed to State of Tennessee by deed from Nancy Gray Simpkins Brasher, formerly Nancy Gray Simpkins and William Mart Simpkins, of record in Book 9711, page 739, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to S. J. Taylor and wife, Margaret Lucille Taylor by deed from Louella Owen, a widow, of record in Book 1019, page 226, Register's Office for Davidson County, Tennessee; the said S. J. Taylor having predeceased Margaret Lucille Taylor. Margaret Lucille Taylor Tribble having died in or about January 1, 1966 and having a will of record in Will Book 85, page 218, probate for Davidson County, Tennessee, devising property to Nancy Gray Simpkins and William Mart Simpkins with a life estate to George W. Tribble; the said William Mart Simpkins and George W. Tribble both having since died. The said Nancy Gray Simpkins now being known has Nancy Gray Brasher.

CERTIFICATE OF AUTHENTICITY

I, Robert J. Hazard, Esq., 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 January 24th, 2022.

Affiant Signature

January 24, 2022
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 24th day of January, 2022.

Notary's Signature

My Commission Expires: 3-8-22
Date

Notary's Seal (if on paper)

