Batch# 803678 DEEDQC
02/10/2022 12:36:38 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220210-0015649

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Jonathan Ryan Taylor	Same	P/O 00900018300
8040 Greenbrier Road		P/O 00900004300
Joelton, TN 37080		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Kimberly Lynn Taylor, unmarried**, the grantor herein, does hereby Quitclaim and convey unto the said **Jonathan Ryan Taylor, unmarried**, the Grantee herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson, Tennessee, as follows:

SEE EXHIBIT A

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as P/O 8040 & 0 Greenbrier Road, Joelton TN 37080

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value which ever is greater for this transfer is $0.00

Subscribed and sworn to before me this the 9 day of February, 2022.

Affiant

My commission expires: July 3, 2023

Notary Public

ANDREA EMIGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS, the said Grantor hereunder set its hand and seal this ___ day of February, 2022.

Kimberly Lynn Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, the within named **Kimberly Lynn Taylor**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of February, 2022.

Notary Public

My Commission Expires July 3, 2023

ANDREA EMIGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared by
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

EXHIBIT A
LEGAL DESCRIPTION

JONATHAN RYAN & KIMBERLY LYNN TAYLOR PROPERTY
p/o METRO PROPERTY MAP 009, PARCELS 043.00 & 183.00, DAVIDSON COUNTY, TENNESSEE
PROPERTY DESCRIPTION
21.26 ACRES

Being the western portions of the lands shown as Parcels 043.00 & 183.00 on Davidson County Property Map 009, and more particularly bounded and described as follows:

Beginning at a fence post on the east margin of Greenbrier Road (50' R.O.W.), said post being the southwest corner of property conveyed to Gregg C. & Beth Ann Nicholson as of record in Instrument Number 20020221-0021979 in the Register's Office of Davidson County, Tennessee, said fence post being the Point of Beginning; Thence, following the south boundaries of said Nicholson property and Herman Nicholson (LE) as of record in Instrument Number 20210426-0054241 in the Register's Office of Davidson County, Tennessee, South 81 degrees 38 minutes 51 seconds East, a distance of 1,317.81 feet to an iron rod (old) found at the southeast corner of said Herman Nicholson property; Thence, leaving said south boundary of Nicholson and following a new line, South 06 degrees 45 minutes 19 seconds West, a distance of 748.90 feet to an iron rod (new) on the north boundary of property conveyed to Larry E. and Leslie K. Oldfield as of record in Deed Book 8343, Page 806, of the Register's Office of Davidson County, Tennessee; Thence, following said north boundary of Oldfield and a fence, North 82 degrees 45 minutes 37 seconds West, a distance of 806.94 feet to an iron rod (old) at a fence post; Thence, continuing with said Oldfield property and fence North 02 degrees 28 minutes 23 seconds East, a distance of 183.00 feet to an iron rod (old); Thence, South 80 degrees 50 minutes 21 seconds West, a distance of 230.56 to a fence post at the southeast corner of property conveyed to Henretta Towns as of record in Deed Book 9177, Page 35, of the Register's Office of Davidson County, Tennessee, said post also being the southwest corner of the herein described property; Thence, following the east boundary of Towns and a fence North 22 degrees 41 minutes 52 seconds West, a distance of 210.92 feet to an iron rod (old); Thence, following the north boundary of Towns and a fence South 79 degrees 18 minutes 18 seconds West, a distance of 190.43 feet to a fence post on said east margin of Greenbrier Road; Thence, following said east margin North 22 degrees 19 minutes 41 seconds West, a distance of 4.52 feet to a point; Thence, following a curve to the right having a radius of 480.00 feet, an arc length of 412.38 feet, an interior angle of 49 degrees 13 minutes 26 seconds, and a chord bearing of South 02 degrees 17 minutes 02 seconds West, and a chord length of 399.81 feet to a point; Thence, North 26 degrees 53 minutes 46 seconds East, a distance of 86.51 feet to an iron rod (new); Thence, North 22 degrees 34 minutes 07 seconds East, a distance of 51.16 feet to the Point of Beginning. Containing 926,276.2 square feet of 21.26 acres.

Being the western portions of properties conveyed to Jonathan Ryan & Kimberly Lynn Taylor as of record in Instrument Number 20161110-0119175 and Instrument Number 20171227-0131167, of the Register's Office of Davidson County, Tennessee.

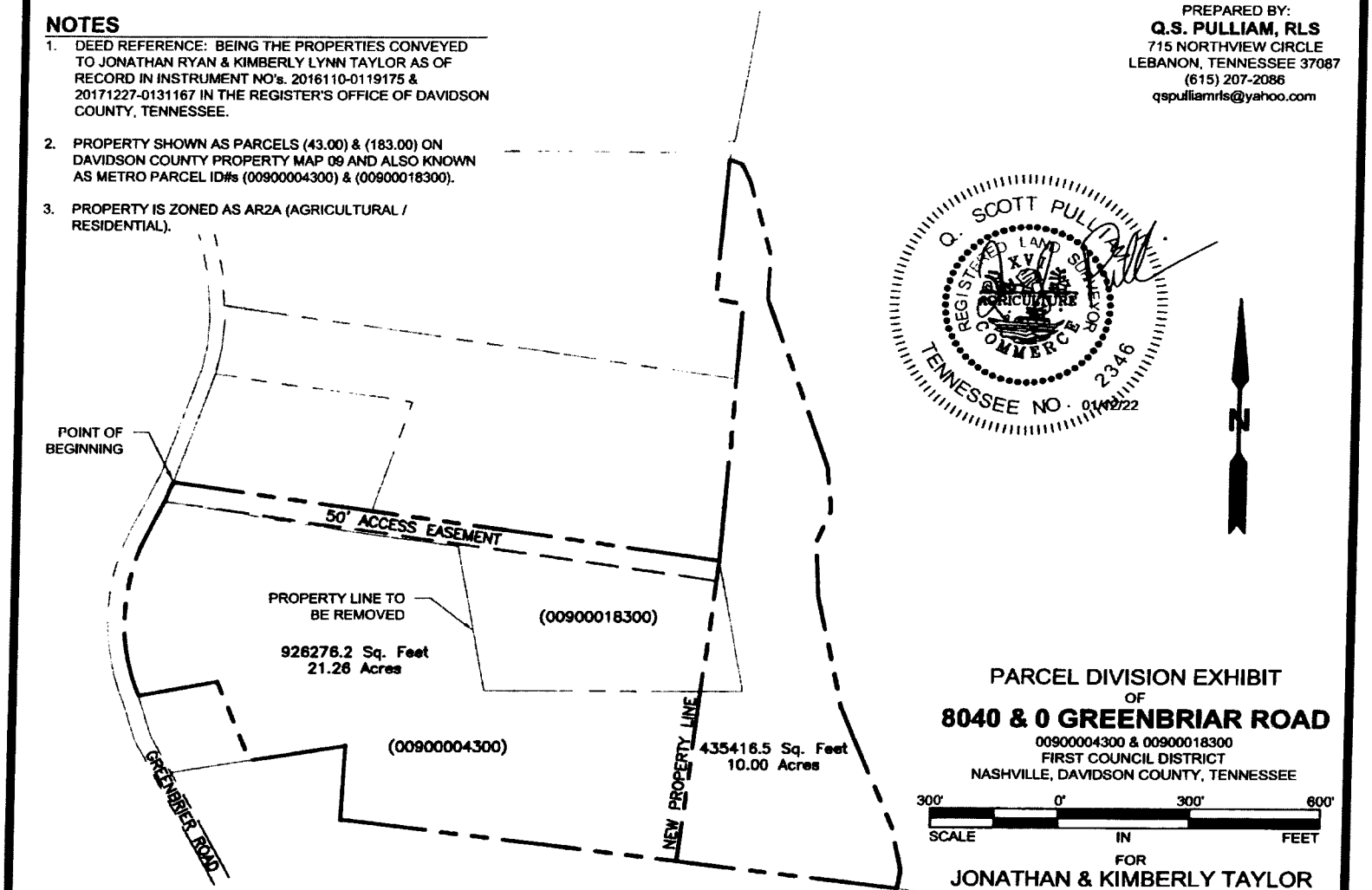
The above described property being encumbered by a 50-foot wide access easement serving the 10.00 acre tract and described as follows:

Beginning at a fence post on the east margin of Greenbrier Road (50' R.O.W.), said post being the southwest corner of property conveyed to Gregg C. & Beth Ann Nicholson as of record in Instrument Number 20020221-0021979 in the Register's Office of Davidson County, Tennessee; Thence, following the south boundaries of said Nicholson property and Herman Nicholson (LE) as of record in Instrument Number 20210426-0054241 in the Register's Office of Davidson County, Tennessee, South 81 degrees 38 minutes 51 seconds East, a distance of 1,317.81 feet to an iron rod (old) found on the west boundary of the above described 10.00 acre tract, said rod being the southeast corner of said Herman Nicholson property; Thence, following said west boundary, South 06 degrees 45 minutes 19 seconds West, a distance of 50.02 feet to a point; Thence, North 81 degrees 38 minutes 51 seconds West, a distance of 1,331.91 feet to a point of said east margin of Greenbrier Road; Thence, following said east margin, North 26 degrees 53 minutes 46 seconds East, a distance of 0.42 feet to an iron rod (new); Thence, North 22 degrees 34 minutes 07 seconds East, a distance of 51.16 feet to the Point of Beginning.

NOTES

1. DEED REFERENCE: BEING THE PROPERTIES CONVEYED TO JONATHAN RYAN & KIMBERLY LYNN TAYLOR AS OF RECORD IN INSTRUMENT NO's. 2016110-0119175 & 20171227-0131167 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
2. PROPERTY SHOWN AS PARCELS (43.00) & (183.00) ON DAVIDSON COUNTY PROPERTY MAP 09 AND ALSO KNOWN AS METRO PARCEL ID#s (00900004300) & (00900018300).
3. PROPERTY IS ZONED AS AR2A (AGRICULTURAL / RESIDENTIAL).

PREPARED BY:
Q.S. PULLIAM, RLS
715 NORTHVIEW CIRCLE
LEBANON, TENNESSEE 37087
(615) 207-2086
qspulliamrls@yahoo.com



PARCEL DIVISION EXHIBIT
OF
8040 & 0 GREENBRIAR ROAD
00900004300 & 00900018300
FIRST COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

300' 0' 300' 600'
SCALE IN FEET

FOR
JONATHAN & KIMBERLY TAYLOR

THIS SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126 AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820.03-7.