Batch# 803678 DEEDQC
02/10/2022 12:36:38 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220210-0015650

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
Kimberly Lynn Taylor	Same	P/O 00900018300
2874 Morgan 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 **Jonathan Ryan Taylor, unmarried**, the grantor herein, does hereby Quitclaim and convey unto the said **Kimberly Lynn 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 8 day of February, 2022.

Affiant

My commission expires: July 3, 2023

Andrea Emigh
Notary Public

ANDREA EMIGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS, the said Grantor hereunder set its hand and seal this 8 day of February, 2022.

Jonathan Ryan Taylor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, the within named **Jonathan Ryan 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 8 day of February, 2022.

Andrea Emigh
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
10.00 ACRES

Being the eastern 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; 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, said rod being the True Point of Beginning of the herein described property; Thence, following the east boundaries of said Herman Nicholson (LE) property and property conveyed to Terry L. & Stacey L. Knight as of record in Instrument Number 20170727-0076121 in the Register's Office of Davidson County, Tennessee, North 03 degrees 57 minutes 46 seconds East, a distance of 636.14 feet to an iron rod (new); Thence, North 78 degrees 49 minutes 06 seconds West, a distance of 66.00 feet to an iron rod (new); Thence, North 04 degrees 21 minutes 46 seconds East, a distance of 344.59 feet to an iron rod (old), said rod being the northernmost corner of the herein described property; Thence, South 71 degrees 07 minutes 25 seconds East, a distance of 31.39 feet to a point in the center of a creek and the west boundary of property conveyed to Leanne Johnson as of record in Deed Book 9433, Page 715, of the Register's Office of Davidson County, Tennessee; Thence, following said centerline of creek and the west boundary of Johnson property South 25 degrees 53 minutes 34 seconds East, a distance of 45.14 feet to a point; Thence, South 16 degrees 20 degrees 45 minutes East, a distance of 196.01 feet to a point; Thence, South 02 degrees 55 minutes 38 seconds West, a distance 102.56 feet to a point; Thence, South 19 degrees 28 minutes 23 seconds East, a distance of 443.67 feet to a point; Thence, South 04 degrees 32 minutes 01 seconds East, a distance of 107.40 feet to a point; Thence, South 23 degrees 17 minutes 12 seconds West, a distance of 81.44 feet to a point; Thence, South 03 degrees 10 minutes 00 seconds East, a distance of 138.92 feet to a point; Thence, South 12 degrees 05 minutes 05 seconds East, a distance of 279.34 feet to a point; Thence, South 22 degrees 47 minutes 06 seconds East, a distance of 326.13 feet to a point; Thence, South 11 degrees 35 minutes 21 seconds East, a distance of 103.99 feet to a point; Thence, South 08 degrees 49 minutes 43 seconds West, a distance of 45.89 feet to an iron rod (new) at the northeast corner 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 the north boundary of said Oldfield property, North 82 degrees 45 minutes 37 seconds West, a distance of 527.56 feet to an iron rod (new); Thence, leaving said north boundary of Oldfield and following a new line, North 06 degrees 45 minutes 19 seconds East, a distance of 748.90 feet to the True Point of Beginning. Containing 435,416.5 square feet of 10.00 acres.

Being the eastern portion 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.

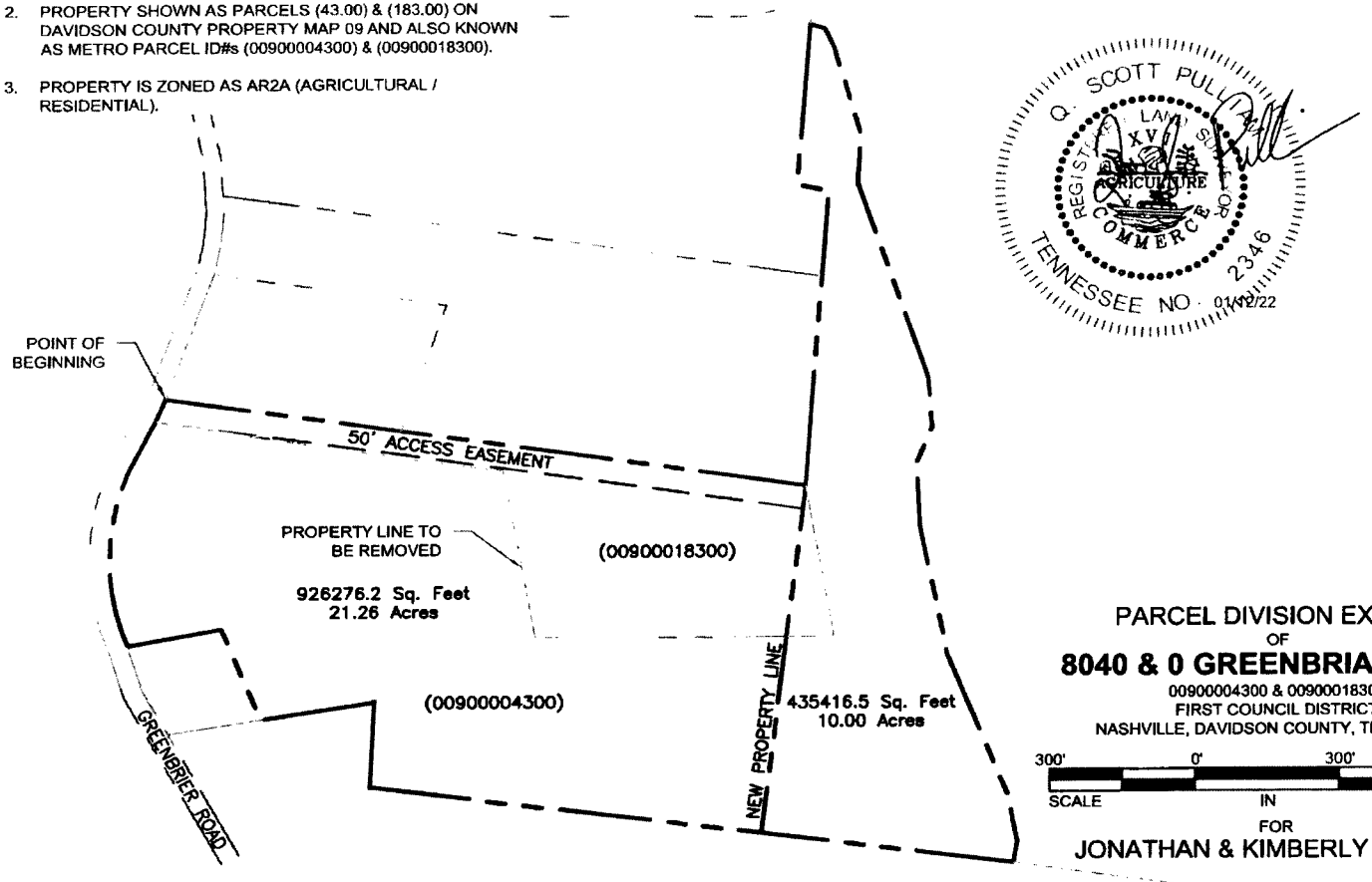
The above described property being served by a 50-foot wide access easement across the 21.26 acre tract and described as follows:

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:
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Q. SCOTT PULLIAM REGISTERED LAND SURVEYOR XV AGRICULTURE COMMERCE TENNESSEE NO. 2346 01/12/22

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.