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

PREPARED BY:
Duke Sutherland
300 Long Hollow Pike
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 823782 DEEDQC
03/17/2022 03:09:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220317-0031352

STATE OF TENNESSEE: COUNTY OF DAVIDSON:

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

Bobbie Biggerstaff
AFFIANT

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

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 7th DAY OF March, 2022

Mary Birthright
NOTARY PUBLIC
MY COMMISSION EXPIRES:

ADDRESS NEW OWNER:
Cari Wright and husband, Frank Wright
5052 Brick Church Pike
Goodlettsville, TN 37072

SEND TAX BILLS TO:
SAME

TAX MAP/PARCEL
part of 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, We, **JOSEPH DUKE SUTHERLAND AND WIFE, GLORIA JEAN SUTHERLAND,** these presents do hereby quitclaim and convey unto **CARI WRIGHT AND HUSBAND, FRANK WRIGHT, the remaining undivided interest (50%) the first 50% being conveyed of record in Instrument No. 20211215-0165975, Register's Office for Davidson County, Tennessee,** in and to the following property located in Davidson County, Tennessee:

A Tract of land in the 3rd Council District of Davidson County, Tennessee and being a portion of that property conveyed to Joseph Duke Sutherland in Deed Book 5250, Page 778, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by - Anthony T. Bollinger R.L.S. TN License No. 2095 dated 06/24/21.

BEGINNING AT A METAL FENCE POST IN THE NORTHERLY MARGIN OF BRICK CHURCH PIKE AND BEING A COMMON CORNER TO MAP 24-02, PCL 1.00 T.A.O.D.C.T. AND THE MOST SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT; THENCE WITH SAID MARGIN S 64 DEGREES 21'08" W 275.00 FEET TO A NEW IRON PIN; THENCE NOW LEAVING SAID MARGIN WITH NEW LINES AND JOSEPH DUKE SUTHERLAND DB 5250, PG 778 R.O.D.C.T. FOR THE NEXT 4 CALLS: N 26 DEGREES 24' 47" W 400.96 FEET TO A SET IRON PIN; THENCE N 03 DEGREES 02' 15" W 120.00 FEET TO A SET IRON PIN; THENCE N 21 DEGREES 25'14" E 450.43 FEET TO A SET

IRON PIN; THENCE S 75 DEGREES 40' 55" E 133.08 FEET TO A SET IRON PIN; THENCE NOW LEAVING NEW LINES WITH SAID MAP 24-02 S 10 DEGREES 33' 47" E 759.16 FEET TO THE POINT OF BEGINNING CONTAINING 5.648 ACRES.

Being part of 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 being the same property conveyed to Joseph Duke Sutherland and wife, Gloria Jean Sutherland by quitclaim deed from Joseph Duke Sutherland of record in Instrument No. 20211215-0105974 Register's Office for Davidson County, Tennessee.

INCLUDED IN THIS CONVEYANCE ARE THE RESTRICTIONS FOR THIS PORTION OF SAID PROPERTY:

1. No fences AND/OR No boundary line fences.
2. No hogs or swine.
3. No single or double wide trailers on property.

SHOULD PROPERTY BE SOLD IN THE FUTURE THE PRESENT HOMEOWNERS THAT ARE ALREADY BUILT ON PROPERTY TO HAVE THE FIRST RIGHT OF REFUSAL AT THE SAME PRICE PROPERTY IS BEING PURCHASED FOR.

This is Unimproved Property

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 7th day of March, 2022

Joseph Duke Sutherland
JOSEPH DUKE SUTHERLAND

Gloria Jean Sutherland
GLORIA JEAN 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 and wife, Gloria Jean Sutherland**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March, 2022

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

Mary Birthright
Notary Public