THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
P. O. Box 527
885 Conference Drive, Suite 200
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 825826 DEEDQC
03/22/2022 08:52:29 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220322-0032490

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
John Wadley and wife, Jeanelle Wadley 7021 and 7031 Old Hickory Boulevard, Whites Creek, Tennessee 37189	Same	39.00-164.00 39.00-174.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JOHN WADLEY and wife, JEANELLE WADLEY**, by these presents do hereby quitclaim and convey unto **JOHN WADLEY and wife, JEANELLE WADLEY**, as tenants by the entirety, their successors and assigns, **for the purpose of combining the two (2) parcels described herein to create one (1) parcel for mapping and assignment of new and single map and parcel number**, the following described tract of land in Davidson County, Tennessee:

Parcel 1:

A tract of land in the 14th formerly 24th Civil District of said County, being part of the tract marked "Sold to R.D. Marshall" on the plan of the lands sold in the cause of Earthman v. McCord, et al, under Rule No. 38136, of the Chancery Court at Nashville, a copy of the plan of said land being of record in Plan Book 3, page 16, of said Chancery Court, and also being known as parts of Tracts Nos. 4 and 5 on the Map of the property known as the Bob Marshall farm, not of record, and described according to a copy of a survey thereof by Hal R. Swann, Jr., Surveyor, October 1, 1964, as follows:

BEGINNING at a point in the dividing line between Tracts 5 and 6, which said point is North 28° 09' East 500 feet from the center line of Old Hickory Boulevard; thence with the dividing line between said tracts, North 28° 09' East 377 feet to a point, a common corner of Tracts 5 and 3; thence

with the line of the same, South 24° East 87.5 feet; South 2° 49′ West 250 feet; South 17° 20′ 4 feet, more or less; thence leaving the line of said Tracts North 61° 51′ West 53 feet, more or less, to the point of beginning.

BEING the same property conveyed to John Wadley, et ux Jeanelle Wadley, by Deed from William C. Burnette ex ux, Leona W. Burnette, of record in Book 8217, page 410, said Register's Office for Davidson County, Tennessee.

Parcel 2:

A tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, being part of the tract marked "Sold to R.D. Marshall" on the plan of the lands sold in the cause of Earthman vs. McCord, et al, under Rule No. 38136 of the Chancery Court in Nashville, a copy of the plan of said land being of record in Plan Book 3, page 16, of said Chancery Court, and also being known as Tract No. 4 and 5 on the Map of the property known as the Bob Marshall Farm, no of record, and described according to a copy of a survey thereof by L. D. Justice, Surveyor, August 21, 1947, as follows:

BEGINNING at a point in the center line of Old Hickory Boulevard, at the southwest corner of Tract 3; thence with the center line of said Boulevard, North 61° 51′ West 278 feet to the corner of Tracts 5 and 6; thence with the line between said tracts, North 28° 09′ West 877 feet to the line of Tract 3; thence with the line of the same, South 24° 15′ East 126.5 feet; South 3° 24′ East 87.5 feet; South 2° 49′ West 250 feet; South 17° 20′ West 148 feet; thence South 24° 05′ West 100 feet; South 30° 19′ west 255 feet to the beginning, containing 4.52 acres, more or less.

BEING the same property conveyed to John L. Wadley, et ux C. Jeanelle Wadley by deed from William Taylor Hutton, a single man, of record in Book 5515, Page 63, said Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Subscribed and sworn to before me, John Wadley
this 16th day of March, 2022. Affiant
My Commission Expires: 1/31/2024
(Affix Seal) Notary Public Judy Callis

JUDY CALLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES JAN 31, 2024

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

Witness my hand this 16th day of March, 2022, the bargaining party, having caused my name to be signed hereto on said day and date.

John Wadley
JOHN WADLEY

Jeanelle Wadley
JEANELLE WADLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **JOHN WADLEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16th day of March, 2022.

JUDY CALLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES JAN 31, 2024

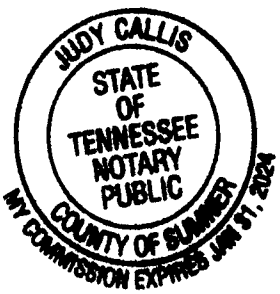
Judy Callis
NOTARY PUBLIC

My Commission Expires: 1/31/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **JEANELLE WADLEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16th day of March, 2022.



Judy Callis
NOTARY PUBLIC

My Commission Expires: 1/31/2024