12:00

ADDRESS NEW OWNERS AND
SEND TAX BILLS:

JERALD LOUIS CUFFMAN, Trustee
5718 Lickton Pike
Goodlettsville, TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 835750 DEEDQC
04/06/2022 02:40:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220406-0040048

MAP/PARCEL NUMBER
017 00 0 217.00
017 00 0 072.00

(No Title Search was done)

QUITCLAIM DEED

This instrument is made and entered into this the 25th day of March, 2022, by **JERALD LOUIS CUFFMAN,** GRANTOR and **JERALD LOUIS CUFFMAN, Trustee of the Jerald Cuffman Trust dated January 13, 2017,** GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, his heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Tract 1:
Being a 18.326, more or less, acre tract of land lying in the 3rd Councilmanic District of Davidson County, Tennessee. Said tract further described as being a portion of the property conveyed to Jerald Cuffman in Book 5782, Page 252, Register's Office of Davidson County, Tennessee and Instrument No. 20160414-0035797, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at a point lying on the westerly margin of Lickton Pike, said point further described as lying North 26 degrees 44 minutes 21 seconds East a distance of 184.32 feet from the Northeast corner of the Christine Rogers property as of record in QC 20140129-0008003, Register's Office of Davidson County, Tennessee; thence leaving said margin of Lickton Pike with a new line North 66 degrees 02 minutes 27 seconds West a distance of 147.09 feet to a point; thence North 42 degrees 49 minutes 06 seconds West a distance of 886.51 feet to a point; thence North 05 degrees 41 minutes 49 seconds West a distance of 593.13 feet to a point lying on the southerly line of the James L. Grissom property as of record in Book 9684, Page 242, Register's Office of Davidson County, Tennessee; thence running with said southerly line of Grissom North 74 degrees 23 minutes 13 seconds East a distance of 304.76 feet to an existing iron rod by other; thence leaving said southerly line of Grissom and running with easterly line of Grissom North 07 degrees 50 minutes 47 seconds East a distance of 93.26 feet to a point lying at the southeast corner of the James L. Grissom property as of record in Book 11640, Page 476, Register's Office of Davidson County, Tennessee; thence leaving said easterly line and running with the southerly lines of the said Grissom and The Bhavia, Inc. property as of record in Instrument Number

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20140916-0084662, Register's Office of Davidson County, Tennessee, South 78 degrees 44 minutes 56 seconds East a distance of 477.73 feet to an existing iron pipe; thence leaving said southerly line and running with The Bhavia, Inc. property South 21 degrees 07 minutes 59 seconds West a distance of 109.89 feet to a point in fence; thence South 76 degrees 07 minutes East a distance of 67.40 feet to the said westerly margin of Lickton Pike; thence leaving said line of Bhavia, Inc. and running with the said margin of Lickton Pike as follows:. South 35 degrees 14 minutes 27 seconds West a distance of 38.14 feet to a point; thence South 18 degrees 37 minutes 43 seconds West a distance of 92.57 feet to a point; thence South 00 degrees 53 minutes 04 seconds West a distance of 196.71 feet to a point; thence South 07 degrees 16 minutes 43 seconds East a distance of 138.19 feet to a point; thence South 09 degrees 12 minutes 16 seconds East a distance of 117.67 feet to a point; thence South 05 degrees 46 minutes 45 seconds East a distance of 443.53 feet to a point; thence South 04 degrees 08 minutes 40 seconds West a distance of 179.75 feet to a point; thence South 13 degrees 53 minutes 46 seconds West a distance of 75.60 feet to the point of beginning, containing 18.326, more or less, acres, according to a survey performed by James L. Terry, 2812 Branwood Drive, Nashville, Tennessee, 37214, TN RLS # 563.

Being a part of the same property conveyed to Jerald Louis Cuffman and wife, Judith V. Cuffman, by Quitclaim Deed from Jerald Louis Cuffman, dated July 15, 1981 and recorded August 14, 1981 in Book 5782, Page 252, and by Affidavit of Heirship dated April 11, 2016 and recorded as Instrument No. 20160414-0035797, Register's Office of Davidson County, Tennessee. Judith V. Cuffman having died on August 20, 2014.

Tract 2:
Being a 24.691, more or less, acre tract of land lying in the 3rd Councilmanic District of Davidson County, Tennessee. Said tract further described as being a portion of the property conveyed to Jerald Cuffman in Book 5782, Page 252, Register's Office of Davidson County, Tennessee and Instrument No. 20160414-0035797, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at a point lying on the westerly margin of Lickton Pike at the northeast corner of the Christine Rogers property as of record in QC 20140129-0008003, Register's Office of Davidson County, Tennessee; thence leaving said margin of Lickton Pike and running with the northerly line of the said Rogers property North 84 degrees 48 minutes 08 seconds West a distance of 1349.43 feet to a point lying on the easterly line of the Jeffrey White property as of record in Instrument Number 20020619-0073957, Register's Office of Davidson County, Tennessee; thence leaving the said Rogers property and running with the said White property and the easterly line of the James Grissom property as of record in Book 8476, Page 901 and Book 7994, Page 348, Register's Office of Davidson County, Tennessee and the James L. Grissom property as of record in Book 9684, Page 242, Register's Office of Davidson County, Tennessee, North 10 degrees 11 minutes 36 seconds East a distance of 1247.62 feet to a point lying on the southerly line of the James L. Grissom property; thence leaving the said line of White and Grissom and running with the southerly line of James L. Grissom property North 74 degrees 23 minutes 13 seconds east a distance of 425.90 feet to a point; thence leaving said line of Grissom and running with a new line as follows: South 05 degrees 41 minutes 49 seconds East a distance of 593.13 feet to a point; thence South 42 degrees 49 minutes 06 seconds East a distance of 886.51 feet to a point; thence South 66 degrees 02 minutes 27 seconds East a distance of 147.09 feet to a point lying on the said westerly margin of Lickton Pike; thence running with the said margin of Lickton Pike South 26 degrees 44 minutes 21 seconds West a distance of 184.32 feet to the point of beginning, containing 24.691, more or less acres, according to a survey performed by James L. Terry, 2812 Branwood Drive, Nashville, Tennessee, 37214, TN RLS # 563.

Being a part of the same property conveyed to Jerald Louis Cuffman and wife, Judith V. Cuffman, by Quitclaim Deed from Jerald Louis Cuffman, dated July 15, 1981 and recorded August 14, 1981 in Book 5782, Page 252, and by Affidavit of Heirship dated April 11, 2016 and recorded as Instrument No. 20160414-0035797, Register's Office of Davidson County, Tennessee. Judith V. Cuffman having died on August 20, 2014.

This is improved property known as 5718 Lickton Pike, Goodlettsville, Tennessee 37072.

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Executed on the date first above written.

JERALD LOUIS CUFFMAN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, JERALD LOUIS CUFFMAN, 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 seal at office this 25 day of March, 2022.

Elizabeth C McDaniel
NOTARY PUBLIC

My Commission Expires: May 25, 2022

ELIZABETH C MCDANIEL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Larry Baskerville
AFFIANT

Subscribed and sworn to before me, this the 25 day of March, 2022.

Elizabeth C McDaniel
NOTARY PUBLIC

My Commission Expires: May 25, 2022

ELIZABETH C MCDANIEL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

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