Karen Johnson Davidson County
Batch# 848988 DEEDQC
05/02/2022 10:37:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220502-0050563

THIS INSTRUMENT PREPARED BY:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville TN 37204

Box 14

ADDRESS NEW OWNER AS FOLLOWS:
Michael V. Draper and Kerrie Draper
3970 Taz Hyde Road
Nashville, TN 37218

SEND TAX BILLS TO:
New Owner

PARCEL ID
476413D37570

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael V. Draper**, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **Michael V. Draper and Kerrie Draper, a married couple**, hereinafter called the Grantees, their heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in the 13th, formerly 24th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Geo. W. Watkins, Surveyor, February 22, 1954, as follows:

Beginning at, a point in the center line of a County Road, in the north line of the land conveyed to George Hazelwood by deed of record in Book 225, Page 99, Register 's Office for said County, said property being shown on a plan of record in minute Book "J", Page 232, of the County Court for said County; thence with the center line of said County Road, north 49 degrees east 52 feet, north 4 degrees 45' east 48 feet; thence north 22 degrees 15' west, passing the terminus of said County Road, 244 feet to the center line of a branch, at a 12 inch elm and 12 inch hackberry, in Hazelwood' s east line; thence with the center of said branch and along Hazelwood' s line, north 39 degrees 45' west 288 feet to a point; thence north 190 feet to a post oak, and continuing with said center line of said branch, north 28 degrees 15' west 163 feet, north 50 degrees 45' west 82 feet, north 62 degrees 15' west 145 feet, north 56 degrees west 70 feet, north 12 degrees west 115 feet to a point in Walter Holt' s south 1ine; thence along a previously surveyed and marked line of Walter Holt' s land, south 89 degrees 30' east 1062 feet to an iron pin, south 53 degrees 30' east 201 feet to an iron pin, and south 10 degrees 30' west 1016 feet to an iron pin in a fence line; thence with said fence line, north 86 degrees west 599 feet to the beginning containing 22.2 acres, more or less.

Being the same property conveyed to Michael V. Draper and wife, Sharon Lee Draper, from Carl Wood and wife, Connie Wood, by deed of record in Book 9471, Page 402, Register 's Office for Davidson County, Tennessee. The Parties having since divorced Sharon Lee Draper since Quit Claimed her interest in the property by Quit Claim Deed dated April 20, 2000, and recorded in Instrument No. 20000508-0046491

Commonly known as: 3970 Taz Hyde Road, Nashville TN 37218

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by Michael V. Draper to vest ownership of the property in Michael V. Draper and Kerrie Draper, Tenants by the Entirety

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 26th day of April 2022.

Michael V. Draper

Michael V. Draper

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael V. Draper, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 26th day of April 2022

Jessica D. Puckett

Notary Public
My Commission Expires: Sept. 8th, 2025

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is ~~$-0-~~.

Affiant

Subscribed and sworn to before me this 26th day of April 2022.

Jessica D. Puckett

Notary Public
My commission Expires: Sept. 8th, 2025

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY