Karen Johnson Davidson County
Batch# 852061 DEEDQC
05/06/2022 02:04:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220506-0052583

THIS INSTRUMENT PREPARED BY:
LESLI OLIVER WRIGHT, ESQ.
120 S. Main Street
Ashland City, TN 37015

QUITCLAIM DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
Vincent Thomas Scalf P.O. Box 96 Whites Creek, TN 37189	Same as new owner	037-00-0-002.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

FOR AND IN CONSIDERATION of ZERO DOLLARS ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **JOHN THOMAS SCALF,** an unmarried man, hereby transfers and conveys, releases and forever quitclaims unto **VINCENT THOMAS SCALF**, an unmarried man, his heirs and assigns forever, all his right, title and interest in and to the following described real estate, situated in the 14th Civil District of Davidson County, Tennessee, to-wit:

LAND in the 14th Civil District of Davidson County, Tennessee, being part of the Hampton-Tobin 620 acre tract, and being the northwest part of Tract 2, as set out and described in the deed from Nashville Trust Company to Cornwell, et al, of record in Book 1006, page 314, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof by John Setters, Surveyor, July 1946, as follows:

Beginning at a stake in the center line of Cotton Patch Road, at the northwest corner of the property of Leon Gilbert, et al, in the south line of the land of Rose Meadows; thence with the west line of the Gilbert Land as follows: South 35 deg. East 223 feet to a Hickory; South 23 deg. East 140 feet to a spring; South 34 deg. East 234 feet to a stake in a branch in the line of the lands of Cornwell and Higdon; thence with the line of the same as follows: South 86-1/2 deg. West 300 feet to a stake on a hillside; North 36-1/4 deg. West 234 feet to a stake; North 4-1/2 deg. East 130 feet to a persimmon; North 64-1/2 deg. West 135 feet to a stake, formerly hickory tree, in the center line of said Cotton Patch Road; thence with the line of the same as follows: North 12 deg. East 12 feet; North 24 deg. East 181 feet; North 53 deg. East 149 feet to the beginning, containing 4 acres, more or less, INCLUDING but EXCLUDING therefrom a strip of land from Station 45-37 to Station 49-25, extending a minimum distance of 25 feet on the right of the center line, having a width sufficient on which to build a 30 foot flat section road with 15 feet on each side of the center line, and provide fo5r drainage and standard slopes in cut and fill, and a strip of land from station 40-00 to Station 40-25 extending a minimum distance of 25 feet on the left of the center line, having a

width sufficient on which to build a 30 foot flat section road with 15 feet on each side of the center line and provide for drainage and standard slopes in cut and fill.

BEING the same property conveyed to John Thomas Scalf by Quitclaim Deed from Rose Marie Miller, dated November 16, 2015 and filed in Instrument No. 20151119-0117471, Register's Office for said County.

This is improved property known as: 5704 Higdon Road, Joelton, TN 37080.

IN TESTIMONY WHEREOF, the undersigned has hereunto executed this instrument on this the 25th day of January, 2022.

John THOMAS Scalf
JOHN THOMAS SCALF, Grantor

LESLI O. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JOHN THOMAS SCALF,** the within named bargainor[s], 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 office, this 25th day of January, 2022.

Lesli O Wright
Notary Public

My Commission Expires: 3-7-23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

John THOMAS Scalf
Affiant

Subscribed and sworn to before me
this 25th day of January 2022.

Lesli O. Wright
Notary Public

My Commission Expires: 3-7-23

