Karen Johnson Davidson County
Batch# 856163 DEEDQC
05/16/2022 02:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220516-0056143

This Instrument Prepared By:
Russell D. Gill, Attorney at Law
NOLENSVILLE LAW GROUP, PLLC
Post Office Box 8
Nolensville, TN 37135

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided the Grantors named herein. The service provided is limited to the preparation of this instrument for recording purposes only. No title examination or other inspection was requested by the either party or performed by the preparer of this instrument.

Send Tax Bill to New Owner:
Todd and Jacqueline Spangler
2382 Crocker Springs Road
Goodlettsville, TN 37-72

Map-Parcel:
23-201 (partial)

The actual consideration or value, whichever is greater, for these transfers is $0.00.

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this the 28 day of April, 2022.

NOTARY PUBLIC
My Commission Expires: 03/06/2024

BARBARA HEFLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and zero/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JACK S. SPANGLER and wife BEVERLY SPANGLER, as Grantors, do hereby Remise, Release, and Quitclaim to TODD A. SPANGLER and wife JACQUELINE D. SPANGLER, as Grantees, their successors and assigns, all right, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee described as follows:

SEE **EXHIBIT A** - "BOUNDARY DESCRIPTION" and EXHIBIT B - MAP, ATTACHED, FOR DESCRIPTION OF **TRACT 2**, AS PREPARED BY GRADY C. PHILLIPS, REGISTERED LAND SURVEYOR #2488, DATED MARCH 9, 2022, AND OF RECORD AS INSTRUMENT NUMBER __202205160056142__, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all relevant easements of record, covenants, conditions, or restrictions and the like of record, zoning restrictions, and other matters of record or of law.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed on this ___ day of April, 2022.

JACK S. SPANGLER, Grantor

BEVERLY SPANGLER, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the said County and State, the within named JACK S. SPANGLER, the Grantor, with whom I am personally acquainted, or who proved his identity to me on the basis of satisfactory evidence, and who executed in my presence the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 28 day of April, 2022.

BARBARA HEFLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Barbara Heflin
Notary Public
My Commission Expires: 03/06/2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the said County and State, the within named BEVERLY SPANGLER, the Grantor, with whom I am personally acquainted, or who proved her identity to me on the basis of satisfactory evidence, and who executed in my presence the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 28 day of April, 2022.

BARBARA HEFLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Barbara Heflin
Notary Public
My Commission Expires: 03/06/2024

BOUNDARY DESCRIPTION
Spangler Division
Crocker Springs Road
Goodlettsville, Tennessee
Tenth Civil District, Davidson County, Tennessee

Tract 1

Being a certain tract or parcel of land lying and being in the Tenth Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a ½" rebar set in the east right-of-way of Crocker Springs Road, said point being the northwest corner of Watts (DB20080923 / P 0096649); thence, leaving Watts and running with said right-of-way N00°36'26"W 42.03' to a point; thence, N06°53'04"W 68.95' to a point; thence, N13°56'41"W 76.04' to a point; thence, N19°30'02"W 91.89' to a point; thence, N24°15'41"W 181.09' to a ½" rebar found; thence, N24°25'10"W 70.00' to a ½" rebar set, said point being the westernmost corner of the property described herein; thence, leaving said right-of-way and creating a severance line through the lands of the grantors N63°32'07"E 2245.99' to a ½" rebar set, said point a common corner of Waite & Smith (20191126-0122330), Hill (DB11428 / P453), and the property described herein; thence, running with Hill and a fence S35°06'48"W 2454.96' to a wood corner post, said point being the southeast corner of the property described herein; thence, S87°48'30"W 76.98' to a wood corner post , said point being the southeast corner of Watts (DB20080923 / P96649) and the southwest corner of the property described herein; thence, leaving Hill and running with Watts N19°24'48"W 440.90' to a ½" rebar set; thence, N18°06'32"W 157.00' to a ½" rebar set; thence, S71°43'24"W 174.00' to the point of beginning and containing 30.754 Acres by survey. Actual field survey performed by Grady C. Phillips, R.L.S. #2488.

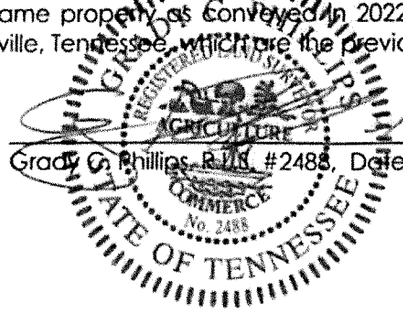
Being a portion of the same property as conveyed in Deed Book 6604 Page 199 and a portion of the same property as conveyed in 20220207-0013662 of the Davidson County Register's Office, Nashville, Tennessee, which are the previous and last conveyances.

Tract 2

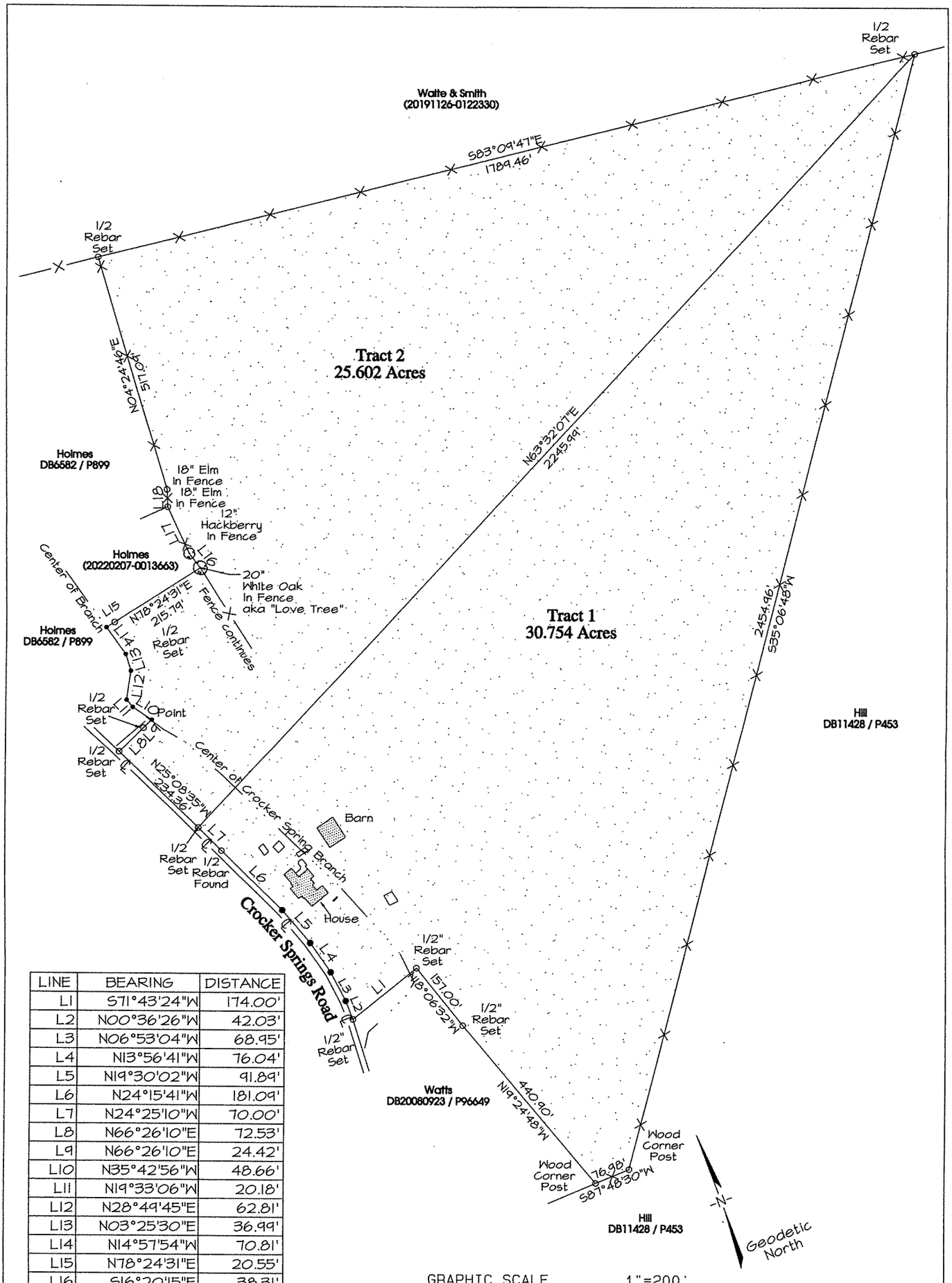
Being a certain tract or parcel of land lying and being in the Tenth Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a ½" rebar set in the east right-of-way of Crocker Springs Road, said point being the southernmost corner of Holmes (DB6582/P899) and the westernmost corner of the property described herein; thence, leaving said right-of-way and running with Holmes N66°26'10"E 72.53' to a ½" rebar set; thence, N66°26'10"E 24.42' to a point in the center of Crocker Spring Branch; thence, running with said branch N35°42'56"W 48.66' to a point; thence, N19°33'06"W 20.18' to a point; thence, N28°49'45"E 62.81' to a point; thence, N03°25'30"E 36.99' to a point; thence, N14°57'54"W 70.81' to a point, said point being the southernmost corner of Holmes (20220207-0013663); thence, leaving said branch and running with Holmes N78°24'31"E 20.55' to a ½" rebar set; thence, N78°24'31"E 215.79' to a 20:" White Oak in Fence, also known as the "Love Tree"; thence, continuing with Holmes and running with said fence N16°20'15"W 38.31' to a 12" Hackberry; thence, N03°45'11"W 109.63' to an 18" Elm, said point being the southeast corner of Holmes (DB6582/P899); thence, running with Holmes and continuing with said fence N19°14'37"E 37.01' to an 18" Elm; thence, N04°24'46"E 517.09' to a ½" rebar set at a fence Intersection in the line of Waite & Smith (20191126-0122330), said point being the northernmost corner of the property described herein; thence, leaving Holmes and running with Waite & Smith S83°09'47"E 1789.46' to a ½" rebar set at a fence intersection, said point being the northwest corner of Hill (DB11428 / P453); thence, leaving Waite & Smith and creating a severance line through the lands of the grantors S63°32'07"W 2245.99' to a ½" rebar set in the east right-of-way of Crocker Springs Road, said point being the southernmost corner of the property described herein; thence, running with said right-of-way N25°08'35"W 234.36' to the point of beginning and containing 25.602 Acres by survey. Actual field survey performed by Grady C. Phillips, R.L.S. #2488.

Being a portion of the same property as conveyed in Deed Book 6604 Page 199 and a portion of the same property as conveyed in 20220207-0013662 of the Davidson County Register's Office, Nashville, Tennessee, which are the previous and last conveyances.



Grady C. Phillips, R.L.S. #2488, Date 1/25/22



LINE	BEARING	DISTANCE
L1	S71°43'24"W	174.00'
L2	N00°36'26"W	42.03'
L3	N06°53'04"W	68.95'
L4	N13°56'41"W	76.04'
L5	N19°30'02"W	91.89'
L6	N24°15'41"W	181.09'
L7	N24°25'10"W	70.00'
L8	N66°26'10"E	72.53'
L9	N66°26'10"E	24.42'
L10	N35°42'56"W	48.66'
L11	N19°33'06"W	20.18'
L12	N28°49'45"E	62.81'
L13	N03°25'30"E	36.99'
L14	N14°57'54"W	70.81'
L15	N78°24'31"E	20.55'
L16	S16°20'15"E	38.31'
L17	S03°45'11"E	109.63'
L18	S19°14'37"W	37.01'

NOTES:

1. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current accurate title search will reveal.
2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
3. All corners are non-monumented points unless otherwise noted.
4. Source of Title:
   Portion of Deed Book 6604, Page 199 and 20220207-0013662

I hereby certify that this is a category "I" survey and the ratio of precision of the unadjusted survey is as shown hereon.

Grady C. Phillips, III, TLS #2488, Date
Phillips Surveying
7 Shoal Creek Falls
Signal Mountain, TN 37377

GRADY C. PHILLIPS, III — REGISTERED LAND SURVEYOR — AGRICULTURE — TENNESSEE

Spangler Division

Crocker Springs Road

Tenth Civil District
Davidson County, Tennessee

Phillips Surveying
7 Shoal Creek Falls
Signal Mountain, TN 37377

SCALE: AS SHOWN | PROJ: 010109a | DATE: 3/20/2022 | SHEET 1

202205160056143