Karen Johnson Davidson County
Batch# 868635 DEEDQC
06/08/2022 10:56:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220608-0065502

THIS INSTRUMENT PREPARED BY:

MIKE J. URQUHART
ATTORNEY AT LAW
20 ACADEMY PLACE
NASHVILLE, TENNESSEE 37215

QUITCLAIM DEED

FROM: **CLARENCE EDWARD LITTON, SR.**

TO: **CLARENCE EDWARD LITTON, JR., SHARON LITTON GELLIN and SHEILA LITTON PEMBERTON**

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Clarence Edward Litton
CLARENCE EDWARD LITTON, SR.

JULIA M. PRINCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this the 13 day of January, 2020.

Julie M. Prince
NOTARY PUBLIC

My Commission Expires: 5-5-2020

Address New Owner:	**Send Tax Bill To:**	**Map & Parcel:**
Clarence Edward Litton, Jr., Sharon Litton Gellin and Sheila Litton Pemberton 1525 Campbell Road Goodlettsville, Tennessee 37072	Same	_____ _____

FOR AND IN CONSIDERATION of Grantor's anticipation of marriage, and for no monetary consideration but for love and affection, I, **CLARENCE EDWARD LITTON, SR.,** hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **CLARENCE EDWARD LITTON, JR., SHARON LITTON GELLIN** and **SHEILA LITTON PEMBERTON,** as tenants in common, hereinafter called Grantees, their heirs and assigns, all of my right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, commonly known as 1525 Campbell Road, Goodlettsville, Tennessee 37072, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Tract 2 of land in the 11th Councilmanic District of Metro Nashville and being a part of Parcel 137 on Tax Map 32 and more particularly described as follows:

BEGINNING at a point on the westerly right-of-way line of Campbell Road at the common corner of Tract 1, said point being N 32° 02' 30" W, 605.0 feet from the common corner of Parcels 137 and 30 on Tax Map 32 as measured along the westerly right-of-way line of Campbell Road; thence,

1. With the common line between Tracts 1 and 2 S 48° 38' 55" W, 556.94 feet to a point in the easterly line of Parcel 129 on Tax Map 24; thence,
2. N 53° 50' 10" W, 302.40 feet to a point; thence,
3. N 49° 36' 10" E, 116.86 to a point; thence
4. N 56° 19' 20" W, 112.35 feet to the common corner of Tracts 2 and 3; thence
5. With the common line between Tracts 2 and 3, N 46° 03' 08" E, 605.48 feet to a point on the westerly right-of-way line of Campbell Road; thence
6. With the westerly right-of-way of Campbell Road, S 32° 02' 30" E, 435.0 feet to the point of beginning and containing 5.760 acres.

Tract No. 2 is subject to a 30-foot common access easement for the benefit of Tracts 2 and 3 centerline being more particularly described as follows:

BEGINNING at a point on the common line between Tracts 2 and 3, said point being S 46° 03' 08" W, 211.3 feet from the westerly right-of-way line of Campbell Road as measured along the common line between Tracts 2 and 3; thence,

1. With a curve to the right (radius 360 feet) southeasterly a distance of 24.26 fee and having a chord bearing and distance of S 15° 01' 28" E, 24.25 feet; thence
2. N 67° 40' W, 23 feet to a point in the common line between Tracts 2 and 3.

BEING the same property conveyed to Clarence E. Litton, Sr., and wife, Alma L. Litton, of record in Book 8821, Page 502, Register's Office for Davidson County, Tennessee, the said Alma L. Litton having since died.

THIS CONVEYANCE is subject to any and all existing restrictions and easements of record.

IN WITNESS WHEREOF, the undersigned has executed this instrument this the 13th day of January, 2020.

"GRANTOR"

Clarence Edward Litton Sr

CLARENCE EDWARD LITTON, SR.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, a Notary Public, in and for said County and State, the within named **Clarence Edward Litton, Sr.** (Grantor), 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 Nashville, Tennessee, this 13th day of January, 2020.

Julia M. Prince

NOTARY PUBLIC

My Commission Expires: 5-5-2020

JULIA M. PRINCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY