Karen Johnson Davidson County
Batch# 869056 DEEDQC
06/09/2022 01:29:50 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220609-0065886

Prepared from information submitted by the parties without opinion of title by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP/PARCEL
Charles E. Bradley, et. ux.	Same as Owner	Map 17
853 Dry Creek Road		P/O Parcel 161
Goodlettsville, TN 37072		

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That for the purpose of dividing out certain of our lands to best suit our purposes, and to have their tax parcel numbers reassigned in accordance therewith, we, **CHARLES E. BRADLEY, JR. and wife MARY A. BRADLEY,** Grantors, quitclaim and convey to **CHARLES E. BRADLEY, JR. and wife MARY A. BRADLEY,** Grantees, all of our right, title and interest in and to the following described real property located in Davidson County, Tennessee:

BEING A TRACT OF LAND LYING IN THE 10TH COUNCILMANIC DISTRICT OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING LOCATED ON BRICK CHURCH PIKE AND BEING SHOWN ON TAX MAP 74 AND BEING THE NORTHERN PORTION OF PARCEL 161, AS OF RECORD IN BOOK 8544, PAGE 607, REGISTER'S OFFICE, DAVIDSON COUNTY, TN., OWNERS OF REORD BEING CHARLES E. BRADLEY, JR, ETUX AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A MAG NAIL NEW IN THE CENTERLINE OF SAID BRICK CHURCH PIKE, SAID NAIL BEING THE MOST NORTHERLY CORNER OF TRACT 1;

THENCE, WITH THE SAID CENTERLINE OF SAID PIKE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA ANGLE OF 19 DEG 43 MIN 05 SEC, A RADIUS OF 623.86 FEET. A CHORD BEARING OF NORTH 73 DEG 11 MIN 47 SEC EAST, A CHORD DISTANCE OF 213.64 FEET, FOR AN ARC LENGTH OF 214.70 FEET TO A POINT;

THENCE, NORTH 83 DEG 03 MIN 20 SEC EAST, 190.88 FEET TO A POINT;

THENCE, WITH A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA ANGLE OF 35 DEG 06 MIN 24 SEC, A RADIUS OF 400.00 FEET, A CHORD BEARING OF NORTH 65 DEG 30 MIN 07 SEC EAST, A CHORD DISTANCE OF 241.28 FEET, FOR AN ARC LENGTH OF 245.09 FEET TO A MAG NAIL NEW;

THENCE, LEAVING SAID CENTERLINE, SOUTH 35 DEG 32 MIN 53 SEC EAST, PASSING A CORNER COMMON WITH THE MELISSA A. STRAUSBAUGH PROPERTY, AS OF RECORD IN INSTRU. NO. 20160927-0101669, R.O.D.C., TN. IN THE MARGIN OF THE SAID PIKE, FOR A TOTAL DISTANCE OF 163.72 FEET TO A 30 INCH OAK TREE WITH FENCE IN IT;

THENCE, CONTINUING WITH THE STRAUSBAUGH PROPERTY, SOUTH 74 DEG 49 MIN 16 SEC EAST, 214.50 FEET TO AN IRON PIN NEW,

THENCE, NORTH 76 DEG 49 MIN 35 SEC EAST, 415.13 FEET TO AN IRON PIN OLD AT A FENCE INTERSECTION, SAID PIN BEING A CORNER COMMON WITH THE ROBERT LOCKHART PROPERTY, AS OF RECORD IN INSTRU. NO. 20070319-0032881, R.O.D.C., TN. AND A CORNER COMMON WITH THE RICHARD GLASGOW PROPERTY, AS OF RECORD IN INSTRU. NO. 20190829-0087373, R.O.D.C., TN.;

THENCE, WITH THE SAID GLASGOW PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES;

THENCE, SOUTH 20 DEG 15 MIN 22 SEC EAST, 523.02 FEET TO AN IRON PIN OLD;
THENCE, SOUTH 08 DEG 16 MIN 54 SEC WEST, 239.45 FEET TO AN OLD FENCE POST AT A FENCE INTERSECTION;

THENCE, FOLLOWING A NEW SEVERANCE LINE, THE FOLLOWING BEARINGS AND DISTANCES:

THENCE, NORTH 81 DEG 28 MIN 21 SEC WEST, 389.19 FEET TO AN IRON PIN NEW;
THENCE, NORTH 65 DEG 15 MIN 51 SEC WEST, 1022.95 FEET TO AN IRON PIN NEW;
THENCE, NORTH 45 DEG 09 MIN 17 SEC WEST, 215.19 FEET TO THE POINT OF BEGINNING

CONTAINING: 657,033 SQUARE FEET, OR **15.083 ACRES**, MORE OF LESS.

Being part of the same property conveyed to Charles E. Bradley, Jr. and wife, Mary A. Bradley by Warranty Deed from J.O. Bradley and wife, Ruth M. Bradley, of record in Book 8544, Page 607, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Dry Creek Road, Goodlettsville, Tennessee 37072.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signatures of the Grantors on dates as indicated.

Charles E. Bradley, Jr.

Mary A. Bradley

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named Charles E. Bradley, Jr. and Mary A. Bradley, the bargainors, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 6/9/2022.

Commission Expires 7/9/2022 Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this date: 6/9/2022

Notary Public

My commission expires: 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY