Karen Johnson Davidson County
Batch# 869056 DEEDQC
06/09/2022 01:29:50 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220609-0065887

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		Parcels 202, 274,
Goodlettsville, TN 37072		and P/O 161

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 NORTH SIDE OF DRY CREEK ROAD AND BEING SHOWN ON TAX MAP 74 CONSISTING OF THE SOUTHERN PORTION OF PARCEL 161, AS OF RECORD IN BOOK 8544, PAGE 607, REGISTER'S OFFICE, DAVIDSON COUNTY, TN., ALL OF PARCEL 202 AS OF RECORD IN BOOK 10,818, PAGE 830, R.O.D.C., TN. AND ALL OF PARCEL 274 AS OF RECORD IN BOOK 10,818, PAGE 832, R.O.D.C., TN. OWNERS OF REORD BEING CHARLES E. BRADLEY, JR, ETUX AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN OLD AT THE BASE OF A TREE SITUATED IN THE NORTHERLY RIGHT OF WAY LINE OF DRY CREEK ROAD, SAID PIN BEING THE SOUTHEAST CORNER OF THE CAROL EDWARDS, JAMES MCCASLAND, JR., BARBARA TALLEY AND CINDY MCCASLAND PROPERTY AS OF RECORD IN INSTRU. NO. 20060201-0012692, R.O.D.C., TN. AND BEING THE SOUTHWESTERLY CORNER OF THE PROPERTY DESCRIBED HEREIN;

THENCE, LEAVING THE SAID NORTHERLY RIGHT OF WAY LINE AND WITH THE SAID EDWADS PROPERTY THE FOLLOWING BEARINGS AND DISTANCES:

THENCE, NORTH 48 DEG 26 MIN 17 SEC WEST, 544.42 FEET TO AN IRON PIN OLD;
THENCE, NORTH 85 DEG 17 MIN 56 SEC WEST, 218.02 FEET TO AN IRON PIN OLD, SAID PIN BEING A CORNER COMMON WITH THE JAMES MCCASLAND, JR. PROPERTY AS OF RECORD IN BOOK 9799, PAGE 372, R.O.D.C., TN.;

THENCE, WITH THE SAID MCCASLAND, JR. PROPERTY, NORTH 85 DEG 33 MIN 19 SEC WEST, 164.96 FEET TO AN IRON PIN NEW. SAID PIN BEING A CORNER COMMON WITH THE RONDA & GARY HARDCASTLE PROPERTY AS OF RECORD IN INSTRU. NO. 20121001-0088937. R.O.D.C., TN.,

THENCE, WITH THE SAID HARDCASTLE PROPERTY AND ALONG AN OLD FENCE, NORTH 13 DEG 15 MIN 49 SEC EAST, 161.48 FEET TO AN IRON PIN NEW, SAID PIN BEING A CORNER COMMON WITH THE JAMES BRAZELL, ETUX PROPERTY AS OF RECORD IN INSTRU. NO. 20180125-0007793, R.O.D.C., TN.;

THENCE, WITH THE SAID BRAZELL PROPERTY AND CONTINUING ALONG AN OLD FENCE THE FOLLOWING BEARINGS AND DISTANCES:

THENCE, NORTH 64 DEG 58 MIN 18 SEC EAST, 294.36 FEET TO AN AXLE OLD;
THENCE, NORTH 45 DEG 09 MIN 17 SEC WEST, 309.67 FEET TO A MAG NAIL NEW IN THE CENTERLINE OF BRICK CHURCH PIKE;

THENCE, WITH THE CENTERLINE OF SAID PIKE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVE A DELTA ANGLE OF 09 DEG 27 MIN 58 SEC, A RADIUS OF 623.86 FEET. A CHORD BEARING OF NORTH 58 DEG 36 MIN 15 SEC EAST, A CHORD DISTANCE OF 102.95 FEET, FOR AN ARC LENGTH OF 103.07 FEET TO A MAG NAIL NEW, SAID MAG BEING THE BEGINNING OF A NEW SEVERANCE LINE;

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

THENCE, SOUTH 45 DEG 09 MIN 17 SEC EAST, 215.19 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 65 DEG 15 MIN 51 SEC EAST, 1022.95 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 81 DEG 28 MIN 21 SEC EAST, 389.19 FEET TO AN OLD FENCE POST, SAID POST BEING A CORNER COMMON WITH THE RICHARD GLASGOW PROPERTY AS OF RECORD IN INSTRU. NO. 20190829-0087373, R.O.D.C., TN. AND BEING A CORNER COMMON WITH THE DONALD SOREY PROPERTY AS OF RECORD IN INSTRU. NO. 20151210-0124389, R.O.D.C., TN.
THENCE, WITH THE SAID SOREY PROPERTY AND ALONG AN OLD FENCE THE FOLLOWING BEARINGS AND DISTANCES:

THENCE, SOUTH 07 DEG 45 MIN 30 SEC WEST, 294.91 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 79 DEG 01 MIN 45 SEC WEST, 542.40 FEET TO AN IRON PIN NEW, SAID PIN BEING SITUATED IN THE NORTHERLY RIGHT OF WAY LINE OF DRY CREEK ROAD;

THENCE, WITH THE SAID RIGHT OF WAY LINE, NORTH 68 DEG 55 MIN 39 WEST, 117.93 FEET TO A POINT;

THENCE, SOUTH 18 DEG 56 MIN 20 SEC WEST, 25.00 FEET TO A POINT IN THE CENTERLINE OF DRY CREEK ROAD;

THENCE, WITH THE SAID CENTERLINE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A DELTA ANGLE OF 03 DEG 57 MIN 22 SEC, A RADIUS OF 1320.61 FEET. A CHORD BEARING OF NORTH 73 DEG 04 MIN 09 SEC WEST, A CHORD DISTANCE OF 91.16 FEET, FOR AN ARC LENGTH OF 91.18 FEET TO A POINT;

THENCE, NORTH 14 DEG 58 MIN 58 SEC EAST, 25.00 FEET TO A POINT IN THE SAID NORTHERLY RIGHT OF WAY LINE;

THENCE, WITH THE SAID RIGHT OF WAY LINE, NORTH 77 DEG 06 MIN 41 SEC WEST, 80.35 FEET TO THE POINT OF BEGINNING

CONTAINING: 698,781 SQUARE FEET, OR **16.042 ACRES**, MORE OR LESS.

BEING part of the 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, together with all of the land conveyed to Charles E. Bradley, Jr. et. ux. Mary A. Bradley by quitclaim deed from Charles E. Bradley, Jr. of record in Book 10818, Page 830, said Register's Office.

This is improved property known as 853 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 signature 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.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires 7/9/2022 Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Charles E. Bradley, Jr.
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