Karen Johnson Davidson County
Batch# 872244 DEEDQC
06/15/2022 01:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220615-0068480

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Anita Culbertson
14163 Old Hickory Blvd.
Antioch, TN 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wilson Bank & Trust
PO Box 768
Lebanon, TN 37088-0768

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

Map/Parcel
#18100011700

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), plus other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged I, the undersigned, **Lake M. Middleton, unmarried,** do hereby transfer, convey and quitclaim unto **Anita Culbertson, unmarried**, her heirs and assigns, forever, all of my right, title, claim and interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference as if set out herein verbatim.

Being the same property conveyed to Lake M. Middleton, unmarried, by Warranty Deed dated September 3, 2021, from Jerry R. Culbertson, unmarried, of record in Instrument No. 20210907-0119331, Register's Office for Davidson County, Tennessee.

This is a new survey of said property performed by Bobby G. Moore of H & H Land Surveying, Inc., Registered Land Surveyor No. 1039, 612A Fitzhugh Blvd., Smyrna, TN 37167, dated February11, 2022, and the new metes and bounds legal description is attached hereto on said Exhibit "A".

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This is **UNIMPROVED** known as **14155 Old Hickory Blvd., Antioch, Tennessee 37013.**

WITNESS MY HAND, this the **8th** day of **June, 2022.**

Lake M. Middleton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lake M. Middleton**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument (Quitclaim Deed) for the purposes therein contained.

WITNESS my hand and official seal this 8th day of June, 2022.

NOTARY PUBLIC

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of June, 2022.

NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 1-30-2024

File No. 22057021

Exhibit "A"

SURVEYOR'S DESCRIPTION
THE LAKE M. MIDDLETON PROPERTY
14155 OLD HICKORY BOULEVARD
TAX MAP 181-00, PARCEL 117.00
ANTIOCH, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND SITUATED IN ANTIOCH, DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 117.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 181-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL (SET) IN THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD AT THE NORTHEAST CORNER OF THE LAKE M. MIDDLETON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210907-0119331, RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), SAID MAG NAIL (SET) BEING THE NORTHWEST CORNER OF THE JOHN VOGELAAR AND JANET VOGELAAR PROPERTY AS OF RECORD IN INSTRUMENT NO. 20170612-0058543, (R.O.D.C., TN), AND SAID MAG NAIL (SET) ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERLY LINE OF THE JOHN VOGELAAR AND JANET VOGELAAR PROPERTY AS OF RECORD IN INSTRUMENT NO. 20170612-0058543, (R.O.D.C., TN), S09°12'36"W, 1,039.51' TO AN IRON ROD (SET) IN THE NORTHERLY LINE OF THE NELSON TORRES AND GLORIA E. TORRES PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210319-003688, (R.O.D.C., TN) AT THE SOUTHEAST CORNER OF THE LAKE M. MIDDLETON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210907-0119331, (R.O.D.C., TN), SAID IRON ROD (SET) BEING THE SOUTHWEST CORNER OF THE JOHN VOGELAAR AND JANET VOGELAAR PROPERTY AS OF RECORD IN INSTRUMENT NO. 20170612-0058543, (R.O.D.C., TN), AND SAID IRON ROD (SET) ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERLY LINE OF THE NELSON TORRES AND GLORIA E. TORRES PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210319-003688, (R.O.D.C., TN), N61°08'23"W, 114.86' TO AN IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF THE ANITA CULBERTSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20110706-0051633, (R.O.D.C., TN), SAID IRON ROD (FOUND) ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY LINE OF THE ANITA CULBERTSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20110706-0051633, (R.O.D.C., TN), N02°35'37"E, 1,001.33' TO AN IRON ROD (SET) IN THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD AT THE NORTHEAST CORNER OF THE ANITA CULBERTSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20110706-0051633, (R.O.D.C., TN), SAID IRON ROD (SET) ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD, THE FOLLOWING TWO (2) COURSES:

THENCE, S82°24'47"E, 206.11' TO A POINT;

THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00°44'33", A RADIUS OF 1,351.83', AN ARC LENGTH OF 17.52', A CHORD BEARING OF S82°02'31"E, AND A CHORD LENGTH OF 17.52', TO THE POINT OF BEGINNING.

CONTAINING 167,770 SQUARE FEET OR 3.85 ACRES, MORE OR LESS.

Prepared By: H & H Land Surveying, Inc.
612A Fitzhugh Boulevard, Smyrna, Tennessee 37167 handhland@bellsouth.net
Office: (615) 831-0756

File: 2021-0681_PROPERTY_DESCRIPTION_060222.doc

Electronic Document Certification

I, **Susan G. Cox**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 8, 2022.

Susan G. Cox

Date: 06-09-2022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me, this the 9th day of June, 2022.

NOTARY PUBLIC

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Susan G. Cox**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 9th day of June, 2022.

NOTARY PUBLIC

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 2/22/25