QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 893595 DEEDQC
07/25/2022 03:08:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220725-0084914

JEFFERSON H. ADAM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 05/06/2025

AJ-QCD-22-HATFIELD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to)
Rudy Title & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nancy T. Hatfield	**New Owner**	
(NAME)	(NAME)	
1442 Finnland Dr		**04106003100, 04106003000, and 04100016300**
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

NANCY T. HATFIELD ("GRANTOR")

~~HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO~~

NANCY T. HATFIELD ("GRANTEE")

HER HEIRS, SUCCESSORS AND ASSIGNS, THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

PARCEL 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAT OF SKYLINE SUBDIVISION, SEC. 2, OF RECORD IN PLAT BOOK 3700, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BURNS NANCY T. HATFIELD BY QUITCLAIM DEED FROM THOMAS P. HATFIELD AND NANCY T. HATFIELD, OF RECORD IN INSTRUMENT NO. 20210816-0110476, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 2:

LAND IN THE TWELFTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR, #823 DATED JULY 22, 1993 AND KNOWN AS JOB NO. 930333 AS FOLLOWS:

TRACT I: BEGINNING AT AN EXISTING IRON PIN IN CONCRETE IN THE NORTHERLY MARGIN OF FINNLAND DRIVE, SAID PIN BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY THE SOUTHEAST CORNER OF TOWNS; THENCE LEAVING THE MARGIN OF FINNLAND DRIVE RUNNING WITH THE EASTERLY LINE OF TOWNS NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST 375.00 FEET TO AN IRON PIN SET; THENCE WITH A NEW LINE SEVERING LOT NO. 9 OF WHICH THIS IS A PART SOUTH 89 DEGREES 52 MINUTES 00 SECONDS EAST 188.03 FEET TO AN IRON PIN SET IN THE WESTERLY LINE OF LOT NO. 10 OF SAID SKYLINE SUBDIVISION; THENCE WITH THE WESTERLY LINE OF SAID LOT NO. 10 SOUT 00 DEGREES 08 MINUTES 00 SECONDS WEST 375.00 FEET TO AN EXISTING IRON PIN ON THE NORTHERLY MARGIN OF SAID FINNLAND DRIVE; THENCE ALONG THE MARGIN OF FINNLAND DRIVE NORTH 89 DEGREES 52 MINUTES 00 SECONDS WEST 188.03 TO THE POINT OF BEGINNING, CONTAINING 1.62 ACRES MORE OR LESS.

TRACT II: BEGINNING AT AN EXISTING IRON PIN IN CONCRETE IN THE NORTHERLY MARGIN OF FINNLAND DRIVE, SAID PIN BEING THE SOUTHWEST CORNER OF THE HEREIN

DESCRIBED PROPERTY THE SOUTHEAST CORNER OF TOWNS; THENCE LEAVING THE MARGIN OF FINNLAND DRIVE RUNNING WITH THE EASTERLY LINE OF TOWNS, SAID POINT OF BEGINNING BEING LOCATED NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST 607.00 FEET MORE OR LESS TO AN IRON PIN SET; THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST 96.50 FEET MORE OR LESS TO AN IRON PIN SET; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS EAST 188.04 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF LOT NO. 10, THEN WITH THE WESTERLY LINE OF SAID LOT NO. 10 SOUTH 00 DEGREES 08 MINUTES 00 SECONDS WEST 88 FEET TO AN IRON PIN SET; THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONRDS WEST 188.03 FEET TO THE POINT OF BEGINNING AT AN IRON PIN SET, CONTAINING 0.4 ACRES, MORE OR LESS.

TRACT III: LAND LYING IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT NO. 9 ON THE PLAN OF SECTION TWO, SKYLINE SUBDIVISION, AS OF RECORD IN BOOK 3700, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY MARGIN OF FINNLAND DRIVE SAID POINT BEING NORTH 89 DEGREES 52 MINUTES WEST, 188.03 FEET FROM THE COMMON CORNER OF LOTS NO. 9 AND 10 OF SAID SUBDIVISION; THENCE WITH SAID MARGIN NORTH 89 DEGREES 52 MINUTES WEST 34.97 FEET TO AN IRON PIN IN CONCRETE AT THE BEGINNING OF A CURVE HAVING A RADIUS OF 325.00 FEET; THENCE WITH SAID CURVE SOUTHWESTERLY 177.91 FEET TO AN IRON PIN AT THE COMMON CORNER OF LOTS NO. 8 AND 9; THENCE LEAVING ROAD, NORTH 31 DEGREES 14 MINUTES WEST, 55.15 FEET TO AN IRON PIN IN CONCRETE; THENCE NORTH 04 DEGREES 26 MINUTES EAST, 448.00 FEET TO AN IRON PIN IN CONCRETE; THENCE NORTH 02 DEGREES 00 MINUTES EAST 266.00 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT NO. 9; THENCE SOUTH 87 DEGREES 16 MINUTES EAST 190.96 FEET TO A POINT IN THE NORTH BOUNDARY OF SAID LOT NO. 9; THENCE WITH A NEW LINE SEVERING SAID LOT NO. 9, SOUTH 00 DEGREES 08 MINUTES WEST, 703.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NANCY T. HATFIELD BY QUITCLAIM DEED FROM THOMAS P. HATFIELD AND NANCY T. HATFIELD, OF RECORD IN INSTRUMENT NO. 20210816-0110478, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 3:

LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN (OLD), SAID PIN BEING THE MOST SOUTHWEST CORNER OF TRACT 3 OF AN UNRECORDED PLAT OF JAMES T. BOLLES PROPERTY BY CRAWFORD LAND SURVEYORS, P.C. DATED JANUARY 16, 1997, AS APPEARS OF RECORD IN BOOK 10353, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE MOST WESTERN SOUTHEAST CORNER OF TRACT 5 OF THE SAME SURVEY AND IN THE NORTH PROPERTY LINE OF THOMAS HATFIELD, AS APPEARS IN BOOK 8586, PAGE 275, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND CONTINUING AS FOLLOWS, WITH THE PROPERTY LINE OF TRACT 5 AND TRACT 3, N 2 DEG. 25' 32" E, 400.00 FEET TO AN IRON PIN (OLD) AT THE MOST NORTHWEST CORNER OF TRACT 3 AND THE MOST SOUTHWEST CORNER OF TRACT 4 OF THE SAME SURVEY, THENCE WITH THE PROPERTY LINE OF TRACT 4 AND TRACT 3, S 87 DEG. 16' 00" E, 218.00 TO AN IRON PIN (NEW) IN THE LINE OF TRACT 4 AND A NEW CORNER TO BOBBY MILLIKEN, THENCE WITH A NEW LINE TO BOBBY MILLIKEN S 2 DEG. 25' 32" W, 400.00 FEET TO AN IRON PIN (NEW), A NEW CORNER TO BOBBY MILLIKEN AND IN THE NORTH PROPERTY LINE OF JULIAN SILVERFIELD, AS APPEARS IN BOOK 8227, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE WITH THE LINE OF SILVERFIELD AND HATFIELD, N 87 DEG. 16' 00" W, 218.00 FEET TO THE POINT OF BEGINNING, AS SURVEYED BY JACK L. HEAD, R.L.S. TENN NO. 670, WHOSE ADDRESS IS 2127 MEMORIAL BLVD. SPRINGFIELD, TN, 37172, DATED MAY 8, 1997.

BEING THE SAME PROPERTY CONVEYED TO NANCY T. HATFIELD BY QUITCLAIM DEED FROM THOMAS P. HATFIELD AND NANCY T. HATFIELD, OF RECORD IN INSTRUMENT NO. 20210816-0110479, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument has been prepared by information provided by the Grantee
No title search was conducted and no representations regarding title have been made by the Drafter

*BY THESE PRESENTS DO/DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

**ALL GRANTOR(S) RIGHT, TITLE AND INTEREST IN AND TO

This property is also known as: **1442 Finnland Drive and 0 Finnland Drive, Nashville, TN, 37207, and 0 Brick Chruch Pike, Whites Creek, TN, 37189.**

Witness our hands this the 12th day of July, 2022.

Nancy T. Hatfield
Nancy T. Hatfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy T. Hatfield,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of July, 2022.

Brittany Stewart
Notary Public
My Commission Expires: 11-3-2025

