J

Karen Johnson
Batch# 894418
07/27/2022 09:33:59 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20220727-0085571

This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Johnathan Kayne, LLC 229 Blanton Avenue Nashville, TN 37210-4703	New Owner	121-00-0-222.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **JoAnne Westerfield,** the **Grantor** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Johnathan Kayne, LLC, a Tennessee Limited Liability Company,** the **Grantee** herein, its successors and assigns, all of my right, title, and interest in and to the following described real property in Davidson County, Tennessee:

See Attached Exhibit "A" for legal description

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This is improved real property with a mailing address of: 2726 Couchville Pike, Nashville, Tennessee 37217.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 26th day of July, 2022.

JoAnne Westerfield

JoAnne Westerfield

[NOTARY SECTION TO FOLLOW]

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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

Witness my hand and official seal this the 26th day of JULY, 2022.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-03-2026

STATE OF TENNESSEE
COUNTY OF SUMNER

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 26th day of JULY, 2022.

Notary Public

My Commission Expires: 08/21/2023

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-21-2023

EXHIBIT A

Being a portion of land situated in the 13th Council District of Davidson County, Tennessee, and is more particularly described as follows;

Commencing at the approximate intersection of Couchville Pike and Pleasant Hill Road, in a easterly direction 620.9+/- feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, at the southeast corner of Janie L. Walker & Dorris W. Walker, of record in Deed Book 9395, Page 107, R.O.D.C., TN., in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), on the existing northerly margin of Couchville Pike, at approximate Tennessee state plane coordinate location of, N:648,263.12 E:1,781,181.55, at the southwesterly most corner of the subject property and being the point of beginning of herein described land;

thence leaving said margin with said line, North 09°36'20" East, a distance of 119.01 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, on the southerly line of D.W. Walker & wife Janie L. Walker, of record in Deed Book 5224, Page 152, R.O.D.C., TN.;

thence with said line, South 79°37'19" East, a distance of 90.00 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;

thence continuing with said line, North 76°00'45" East, a distance of 120.50 feet to a leaning 5/8" iron rod found, having no cap, at the northwest corner of Wesley F. Carter, of record in Deed Book 4642, Page 916, R.O.D.C., TN.;

thence with said line, South 12°35'51" West, a distance of 168.31 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap on the northerly margin of Couchville Pike;

thence with said margin, North 79°46'48" West, a distance of 191.64 feet to the point of beginning of herein described land, having an area of 25802.57 square feet or 0.59 acres more or less;

This description was taken from a Boundary & Topographic Survey, by Dale and Associates under project number 22061, dated July 22, 2022, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on July 22, 2022;

Being the same property conveyed to Joanne Westerfield, by Quitclaim Deed from Juanita W. Culbertson, dated September 23, 2015, of record in Instrument Number 20150925-0097653, R.O.D.C., TN.;