Karen Johnson Davidson County
Batch# 904570 DEEDQC
08/17/2022 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220817-0093427

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

X _____ AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th DAY OF August, 2022.

Kara Krantz NOTARY PUBLIC

My Commission expires: 2-5-2025

KARA J. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 22050060

Address of New Owner	Send Tax Bills To:	Tax Information:
Ryan Shamsaie 1333 West Running Brook Road Nashville, TN 37209	Same	**112-00-0-014.00**

QUITCLAIM DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, I, **Ryan Shamsaie**, do here by quitclaim and convey unto **L. Broner McCoy, Trustee**, the following described parcel of real property, for the express purpose of making a reconveyance to **Ryan Shamsaie,** the same real property for the purpose of recording a new survey description, being described as follows:

Being a parcel of land lying in the 35th Council District of Davidson County, Tennessee as shown as Parcel Identification Number 112-00-0-014.00, said parcel being the Ryan Shamsaie property as recorded in Instrument No. 20200522-0053464, Register's Office for Davidson County, Tennessee (RODCT), said parcel can be generally described as lying West of Duffield Road, East of Manning Hollow Road, South of and adjacent to Old Charlotte Pike, and can be more specifically described as follows:

Beginning at a found concrete monument lying in the southern right of way (ROW) of Old Charlotte Pike, said monument being the Northeast corner of the herein described parcel of land and the Northwest corner of the James & Lisa Clouse property as recorded in Instrument No. 20060605-0065974, RODCT, said monument further lying South 82 degrees 25' 16" West a distance of 307.82 feet from the centerline intersections of Old Charlotte Pike and a private gravel driveway easement, said monument further having Tennessee State Plane Coordinates (North American Datum 83) with a Northing of 651624.34 and an Easting of 1674166.56; thence, leaving said ROW with said Clouse's western boundary line, South 00 degrees 01' 14" West a distance of 877.17 feet to a found ½" iron pin, said pin being the Southwest corner of said Clouse and a Northern corner of the Arthur L. Stephens boundary as recorded in Book 6977, Page 641, RODCT; thence, leaving said Clouse with said Stephens, South 09 degrees 44' 26" West a distance of 56.72 feet to a found ½" iron pin, said pin being the Southeast corner of the herein described parcel of land and a point in the Northern boundary line of said Stephens; thence, continuing with said Stephens for 80.00 feet and then Stanley D. Sullivan's Northern boundary line for 155.76 feet at a bearing of North 82 degrees 06' 14" West for a total of 235.76 feet to a found downed fence post corner with flagging, said post being the Southwest corner of the herein described parcel of land, a point in the northern boundary line of said Sullivan, and the Southeast corner of the Allen L. Stockell property as recorded in Book 10608, Page 628, RODCT; thence, leaving said Sullivan with said Stockell as marked by a fence line the following two calls: North 16 degrees 45' 36" West a distance of 428.72 feet to a 36" Red Oak tree; thence, North 20 degrees 27' 56" East a distance of 433.18 feet to a ½" iron pin set (Capped "Meeks 2790") in said southern ROW, said pin being the Northwest corner of the herein described parcel of land and the Northeast corner of said Stockell; thence, leaving said Stockell with said ROW, North 68 degrees 38' 05" East a distance of 231.52 feet to the point of beginning, containing 256,315 square feet or 5.88 acres, more or less, as surveyed by Joshua A. Meeks, Tennessee License No. 2790, of Meeks Land Surveying, 336 Peterson Lane, Clarksville, TN 37040, dated 01/09/2021.

Being the same property conveyed to Ryan Shamsaie by Warranty Deed from Susan Pritchard, Executrix of the Estate of David Pritchard, dated 05/20/2020 and recorded on 05/22/2020 in Instrument No. 20200522-0053464, Register's Office for Davidson County, Tennessee.

This is unimproved property generally located:
0 Old Charlotte Pike, Pegram, TN 37143

AND NOW I, **L. Broner McCoy**, Trustee, do hereby transfer and convey the above described real property unto **Ryan Shamsaie,** his heirs, successors, and assigns.

This property is conveyed subject to such encumbrances, easements and restrictions as may affect the premises.

IN WITNESS WHEREOF, **Ryan Shamsaie,** has caused this instrument to be executed, this the 17th day of August, 2022.

Ryan Shamsaie

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Ryan Shamsaie**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 17th day of August, 2022.

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC
My Commission expires: 2-5-2025

IN WITNESS WHEREOF, **L. Broner McCoy, Trustee**, has hereunto set his hand this the 17th day of August, 2022.

L. Broner McCoy, Trustee

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **L. Broner McCoy, as Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 17th day of August, 2022.

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC
My Commission expires: 2-5-2025

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 8-17-2022 (date of document).

L. Broner McCoy
Date: 8-17-2022

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 17th day of August, 2022.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY