Karen Johnson Davidson County
Batch# 909150 DEEDQC
08/29/2022 09:04:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220829-0096918

This Instrument Prepared By:
James C. Bradshaw III
Wyatt, Tarrant & Combs, LLP
333 Commerce Street, Suite 1050
Nashville, Tennessee 37201

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos: |
|---|---|---|
| Tammy Jean Leslie Kirkman<br>5215 Little Marrowbone Road<br>Ashland City, Tennessee 37015 | Same | Map 045-00-0<br>Parcel 032.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, Howard Ray Leslie ("Grantor"), do hereby quitclaim and convey unto Tammy Jean Leslie Kirkman ("Grantee"), her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee (the "Property") described as follows:

A tract of land beginning at a gum tree and an iron pin on the east side of Little Marrowbone Creek (said point is a corner to Howard Leslie and this tract of land) thence; up the hollow S 53 Deg 00 Min E 471.00 Ft to an iron stake near a white walnut tree thence; S 47 Deg 00 Min E 242.00 Ft to an iron pipe and iron stake in or near a fence line (a corner to Sam B. Walker 35.00 acre tract of land) thence; up and over a hill S 46 Deg 30 Min W 288.00 Ft to a stake near a water fall in small hollow thence; S 31 Deg 00 Min W 711.00 Ft to a stake on the high bluff thence; down the hill and over the bluff N 6 Deg 51 Min W for a computed distance of 506.82 Ft to a large beech tree thence; N 14 Deg 30 Min W 99.00 Ft to a point in the pond (formerly a stump) thence; N 45 Deg 00 Min E 77.00 Ft to a stake thence; N 5 Deg 00 Min E 606.00 Ft to the point of beginning containing 8.55 +/- Acres.

This conveyance may be subject to unrecorded easement rights for the road use from the Sam B. Walker property.

Being the same property conveyed to Howard Leslie by deed from James Elmo Leslie and Elna Lou Leslie of record in Book 6390, page 974, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Little Marrowbone Road, Ashland City, Tennessee 37015. At no time was it the Grantor's primary residence or secondary residence. The Property is conveyed subject to all limitations, matters that would be shown on a survey, restrictions and encumbrances as may affect the Property, including without limitation all zoning restrictions, and irrespective of whether such limitations, matters, restrictions and encumbrances are of record.

**IN WITNESS WHEREOF**, the Grantor has executed this instrument on this 25 day of August, 2022.

**GRANTOR:**

Howard Ray Leslie

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.00.

Tammy Jean Leslie Kirkman

Subscribed and sworn to before me, this 25 day of August, 2022.

Notary Public

My Commission Expires:

PAMELA Y. LAMBEL STATE OF TENNESSEE NOTARY PUBLIC COMMISSION EXPIRES 7/07/2025

*The preparer of this Quitclaim Deed has done so to facilitate a transfer from Grantor to Grantee without the benefit of title work. The preparer has not reviewed a survey or restrictive covenants, etc. for purposes of the conveyance.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

**WITNESS** my hand and seal at office this 25 day of August, 2022.

PAMELA Y. GAMBEL
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/7/2025

Pamela Y Gambel
Notary Public

My Commission Expires:

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