Karen Johnson Davidson County
Batch# 909150 DEEDQC
08/29/2022 09:04:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220829-0096919

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 5215 Little Marrowbone Road Ashland City, Tennessee 37015	Same	Map 036-00-0 Parcel 022.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Howard Ray Leslie and wife, Sammie Lee Goodman (collectively referred to as "Grantors"), 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:

> Beginning at a point in the center of Little Marrowbone Road at the intersection of the center line of said road, and the eastern boundary line of the property conveyed to Amis; thence with the center of said road, N. 49° 15' E. 261 feet; N. 40° E. 200 feet; N. 35° E. 200 feet; N. 33° E. 400 feet thence S. 67° 30' E. 362 feet to a sycamore; thence S. 5° W. 606 feet to a stake; thence S. 45° W. 77 feet to a pile of stone in an old stump; thence crossing a point at S. 50° W. in all 140 feet to a point; thence S. 47° W. 429 feet; thence S. 83° W. 263 feet to a point in the center of Little Marrowbone Creek; thence N. 30° W. 415 feet to the beginning, containing 15.1 acres, more or less.
>
> But there is included in the foregoing boundaries and acreage a tract of ¾ of an acre, but which is expressly excluded from this conveyance, the following described tract of land:
>
> Beginning at a point in the center of the New Little Marrowbone Road at the interstation of said road with the old Little Marrowbone Road in G. D. Leslie's line; thence with the center of said new road, southeasterly about 117 yards to a point in

the center of said new road at the intersection of said old road and in said G. D. Leslie's line; thence with said Leslie's line and with said old road and its meanders northerly and westerly about 139 yards to the beginning, containing by estimation ¾ of an acre, more or less.

Being part of the same property conveyed to Howard Ray Leslie and wife, Emma Jean Leslie, by James Elmo Leslie and wife, Elna Lou Leslie, by deed of record in Book 4907, Page 117, Register's Office or Davidson County, Tennessee. Emma Jean Leslie having since died.

This is unimproved property known as 0 Little Marrowbone Road, Ashland City, Tennessee 37015. At no time was it the Grantors' 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 Grantors have executed this instrument on this 25 day of August, 2022.

GRANTORS

Howard Ray Leslie

Howard Ray Leslie

Sammie L. Leslie

Sammie Lee Goodman

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.

PAMELA GAY BELL
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 01-25

Notary Public

My Commission Expires:

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*The preparer of this Quitclaim Deed has done so to facilitate a transfer from Grantors 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 07/07/2025

Pamela Y. Gambel
Notary Public

My Commission Expires:

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sammie L Goodman, a Notary Public in and for said State and County, Sammie Lee Goodman, 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 seal at office this 25 day of August, 2022.

PAMELA Y. GAMBEL STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 07/07/2025

Pamela Y. Gambel
Notary Public

My Commission Expires:

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