Karen Johnson Davidson County
Batch# 929329 DEEDQC
10/13/2022 11:47:18 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221013-0112354

This Instrument Was Prepared By:
G. Clark Shifflett, III
120 Main Street
Portland, Tennessee 37148

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:
Terry L. Langford 2326 Claylick Road Whites Creek, Tennessee 37189	SAME

Parcel ID 0230001960019600

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **JAMES K. LANGFORD** and **TERRY L. SWARTZ LANGFORD**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto **TERRY L. SWARTZ LANGFORD,** her heirs and assigns, their entire right, title and interest in and to a certain parcel of land Davidson County, Tennessee, described as follows:

TRACT 6

BEGINNING AT AN IRON ROD IN THE NORTHERLY RIGHT OF WAY OF CLAYLICK ROAD, SAID POINT BEING 2,550 FEET NORTHWEST OF LICKTON PIKE AND BEING THE SOUTHWEST CORNER OF THE CHARLES KNIGHT PROPERTY AS DESCRIBED IN DEED BOOK 8027 PAGE 829 RODC; THENCE WITH SAID RIGHT OF WAY NORTH 78 DEGREES 15 MINUTES 51 SECONDS WEST, 14.02 FEET TO AN IRON ROD, THENCE WITH CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 17 DEGREES 39 MINUTES 47 SECONDS, A RADIUS OF 116.20 FEET, AN ARC LENGTH OF 220.79 FEET, A CHORD BEARING OF NORTH 69 DEGREES 25 MINUTES 57 SECONDS WEST AND A CHORD LENGTH OF 219.92 FEET TO AN IRON ROD,

THENCE, NORTH 61 DEGREES 27 MINUTES 31 SECONDS WEST, 402.73 FEET TO AN IRON ROD, THE SOUTHWEST

CORNER OF TRACT #5 AND THE SOUTHEAST CORNER OF TRACT # 6, THE TRUE POINT OF BEGINNING,

THENCE, WITH SAID RIGHT OF WAY, NORTH 61 DEGREES 27 MINUTES 31 SECONDS WEST,

50.20 FEET TO AN

IRON ROD, THE SOUTHEAST CORNER OF THE BARBARA L. WALLER PROPERLY AS DESCRIBED IN INSTRUMENT 200601060002059 RODC; THENCE, LEAVING SAID RIGHT OF WAY, WITH THE EAST LINE OF WALLER, NORTH 33 DEGREES 37 MINUTES 18 SECONDS EAST, 153.58 FEET TO AN IRON ROD,

THENCE, NORTH 51 DEGREES 57 MINUTES 39 SECONDS EAST, 60.93 FEET TO AN IRON ROD,

THENCE, NORTH 21 DEGREES 02 MINUTES 40 SECONDS FAS),452.73 FEET TO AN IRON ROD,

THENCE, NORTH 64 DEGREES 24 MINUTES 59 SECONDS WEST, 240.42 FEET TO AN IRON ROD,

THENCE, NORTH 17 DEGREES 27 MINUTES 59 SECONDS EAST, 976.7 8 FEET TO AN IRON ROD,

THENCE, NORTH 03 DEGREES 04 MINUTES 10 SECONDS EAST, 316.40 FEET TO AN IRON ROD,

THENCE, NORTH 40 DEGREES 16 MINUTES 11 SECONDS WEST, 1749.11 FEET TO AN IRON ROD,

THENCE, NORTH 46 DEGREES 13 MINUTES 06 SECONDS BAST,247.59 FEET TO AN IRON ROD,

THENCE, SOUTH 31 DEGREES 15 MINUTES 31 SECONDS EAST, 622.66 FEET TO AN IRON ROD,

THENCE, SOUTH 68 DEGREES 03 MINUTES 58 SECONDS EAST, 122.76 FEET TO AN IRON ROD,

THENCE, SOUTH 38 DEGREES 13 MINUTES 29 SECONDS EAST,199.70 FEET TO AN IRON ROD,

THENCE, SOUTH 05 DEGREES 37 MINUTES 08 SECONDS EAST, 138.59 FEET TO AN IRON ROD,

THENCE, SOUTH 30 DEGREES 55 MINUTES 53 SECONDS EAST, 193.35 FEET TO AN IRON ROD,

THENCE, SOUTH 52 DEGREES 16 MINUTES 06 SECONDS 8AST,204.20 FEET TO AN IRON ROD,

THENCE, SOUTH 67 DEGREES 58 MINUTES 40 SECONDS F,AST,1,42.75 FEET TO AN IRON ROD,

THENCE, SOUTH 55 DEGREES 37 MINUTES 39 SECONDS EAST,125.92 FEET TO AN IRON ROD,

THENCE, SOUTH 25 DEGREES 44 MINUTES 32 SECONDS BAST,62.33 FEET TO AN IRON ROD,

THENCE, SOUTH 01 DEGREES 44 MINUTES 42 SECONDS EAST,129.27 FEETTO AN IRON ROD,

THENCE, SOUTH 10 DEGREES 58 MINUTES 14 SECONDS WEST, 96.02 FEET TO AN IRON ROD,

THENCE, SOUTH 16 DEGREES 56 MINUTES 39 SECONDS WEST, 156.28 FEET TO AN IRON

THENCE, SOUTH 03 DEGREES 25 MINUTES 09 SECONDS WEST, 89.90 FEET TO AN IRON ROD,

THENCE, SOUTH 15 DEGREES 04 MINUTES 02 SECONDS WEST, 19.86 FEET TO AN IRON ROD,

THE NORTHWEST ROD,

CORNER OF LOT #5, THENCE, WITH THE WEST LINE OF LOT #5, SOUTH 18 DEGREES 35

MINUTES 49 SECONDS EAST, 637.08 FEET

TO AN IRON ROD, THENCE, SOUTH 38 DEGREES 26 MINUTES 05 SECONDS WEST, 495.22

FEET TO AN IRON ROD,

THENCE, SOUTH 21 DEGREES 02 MINUTES 40 SECONDS WEST, 466.55 FEET TO AN IRON ROD,

THENCE, SOUTH 51 DEGREES 57 MINUTES 39 SECONDS WEST, 66.68 FEET TO AN IRON ROD,

THENCE, SOUTH 33 DEGREES 37 MINUTES 18 SECONDS WEST, 141.06 FEET TO AN IRON ROD,

THE POINT OF BEGINNING AND CONTAINING 16.01 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO LONNIE SIEBE AND WIFE, MEGHAN SIEBE AND RALPH L. SIEBE AND BRENDA K. SIEBE BY DEED FROM BARBARA LUSTER WALLER AND RONALD B. LUSTER, SR. OF RECORD IN INSTRUMENT 200510180125660 ON 10/16/2005 AND FILED FOR RECORD ON 10/18/2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY.BEING PART OF THE SAME PROPERTY CONVEYED TO LONNIE SIEBE, TRUSTEE AND MEGHAN K. SIEBE, TRUSTEE OF THE SIEBE LIVING TRUST BY DEED FROM LONNIE SIEBE AND WIFE, MEGHAN SIEBE AND RALPH L. SIEBE AND BRENDA K. SIEBE OF RECORD IN INSTRUMENT 200601060002060 ON 01/04/2006 AND FILED FOR RECORD ON 01/06/2006, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

This is (X) unimproved () improved property known as

CLAY LICK RD WHITES CREEK, Tennessee 37189

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Being the same property conveyed to JAMES K. LANGFORD and TERRY L. SWARTZ LANGFORD by Warranty Deed from LONNIE SIEBE, TRUSTEE AND MEGHAN K. SIEBE, dated March 17, 2010, with reference number 20100317-0019970 at the Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. All parties to this transaction agree to be subject to and/or acknowledge the following: 1) that no independent title search or examination was performed by the preparer of this instrument; 2) that the above description was provided by the Grantor(s) to preparer; and 3) that no estate planning, or tax advice was offered as to the effect of this instrument. All parties agree to hold harmless the preparer of this instrument for any and all liability arising out of the foregoing acknowledgements.

WITNESS my hand this 19th day of September, 2022.

SIGNATURE

JAMES K. LANGFORD
PRINTED NAME

Grantor
CAPACITY

SIGNATURE

TERRY L. SWARTZ LANGFORD
PRINTED NAME

Grantor/Grantee
CAPACITY

STATE OF Florida

COUNTY OF Bay

On this 19th day of September, 2022, before me personally appeared **JAMES K. LANGFORD** to me known to be the person (or persons) described in and who executed the same as such person (or persons') free act and deed.

NOTARY

SAMANTHA MANN
MY COMMISSION # HH 196746
EXPIRES: November 8, 2025

My commission expires: 11-8-2025

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 27 day of September, 2022, before me personally appeared **TERRY L. SWARTZ LANGFORD** me known to be the person (or persons) described in and who executed the same as such person (or persons') free act and deed.

NOTARY

JOHN D. BARTEE, JR.
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My commission expires: March 25, 2026

OATH OF CONSIDERATION

STATE OF Florida

COUNTY OF Bay

I hereby swear or affirm that the actual consideration for this transfer is $ 0 .

James K. Langford
Affiant

Subscribed and sworn to before me on this 19th day of September, 2022.

Notary Public: Samantha Mann

My Commission Expires: 11.8.2025

SAMANTHA MANN
MY COMMISSION # HH 196746
EXPIRES: November 8, 2025