Karen Johnson Davidson County
Batch# 940409 DEEDQC
11/14/2022 09:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221114-0120900

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Prepared By & Return To:
Highland Title, LLC
879 GreenLea Blvd Ste 102
Gallatin, TN 37066

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 9th **day of November, 2022.**

Brenda Huntsman
Notary Public
My commission expires: 9/27/26

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jacquelyn Green & Randolph Moore, Jr. 2394 Benders Ferry Rd. Mt. Juliet, TN 37122	New Owner	04800032700

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof are hereby acknowledged, We , **Jacquelyn Green, unmarried and Randolph Moore, aka Randolph Moore, Jr., unmarried,** Grantor, by these presents, does hereby quitclaim and convey unto **Jacquelyn Green, unmarried and Randolph Moore, Jr., unmarried, as tenants in common with rights of survivorship,** hereinafter the Grantees, all of her rights, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Portion of William H. Thompson, Jr. Estate
TRACT 9

BEING a 5.062 more or less acre tract or parcel of land located in the 1st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to William H. Thompson, Jr. as evidenced by deed of record in Deed Book 8635, Page 6, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 31, 2022, as follows:

BEGINNING at a ½" rebar set on the southerly margin of Lloyd Road (60' R-O-W), said point being the most northeasterly corner of Lot 1 on the plan of South Central Bell Subdivision, of record in Plat Book 4660, Page 184, Register's Office Davidson County, Tennessee; Thence with said margin of Lloyd Road, and with a curve to the right having a radius of 1011.78 feet through a central angle of 21 Degrees 16 Minutes 44 Seconds, an arc length of 375.76 feet, a chord bearing and distance of North 78 Degrees 15 Minutes 35 Seconds East, 373.60 feet to a ½" rebar set; Thence leaving Lloyd Road, and with a new line common to Tract 10 of the above-referenced survey, South 09 Degrees 27 Minutes 18 Seconds East a distance of 762.89 feet to a ½" rebar set at a northerly corner of the Martin F. Peach property of record in Instrument No. 20030506-0060293, Register's Office Davidson County, Tennessee; Thence with Peach's northerly line, South 35 Degrees 21 Minutes 22 Seconds West a distance of 403.14 feet to a ½" rebar (old) found on the easterly margin of Clarksville Pike (70' R-O-W); Thence with said margin of Clarksville Pike, North 54 Degrees 38 Minutes 38 Seconds West a distance of 50.00 feet to a ½" rebar (old); Thence leaving Clarksville Pike and with the southerly line of the Christie Harris property of record in Instrument No. 20201008-0117086, Register's Office Davidson County, Tennessee, North 35 Degrees 21 Minutes 22 Seconds a

distance of 404.09 feet to a ½" rebar set; Thence with the easterly line of said Harris property, and with the easterly line of properties conveyed to Jason VanAuken (Instr. No. 20070201-0013398), Betsy Phillips (Instr. No. 20080905-0091048), Robert H. Lewis, Jr. (Instr. No. 20010605-0058615) and Elizabeth Gottlieb (Instr. No. 20050225-0021032), North 54 Degrees 38 Minutes 48 Seconds West a distance of 439.99 feet to a concrete monument found at a southerly corner of the afore-mentioned Lot 1, South Central Bell Subdivision; Thence with the southeasterly line of South Central Bell Subdivision, North 35 Degrees 24 Minutes 46 Seconds East a distance of 75.36 feet to a ½" rebar set; Thence with the easterly line of said South Central Bell Subdivision, North 22 Degrees 18 Minutes 14 Seconds West a distance of 357.54 feet to the Point of Beginning, containing 220,498 Square Feet or 5.062 Acres, more or less.

BEING the same property conveyed to Jacquelyn Green and Randolph Moore, both unmarried, by Warranty Deed from David O. Huff and Stephen E. Huff and Linda Gail Thomas Jarrett, dated 08/30/2022 and recorded 09/09/2022 in Instrument No. 20220909-0101333, Register's Office for Davidson County, Tennessee.

*This deed is being executed to change the vesting of the previous deed to "Tenants in common with rights of Survivorship".

Subject to any and all plats, easements, restrictions, and other matters of record.

This is unimproved property, known as: Tract 9, 0 Dry Fork Rd, Whites Creek, TN 37189

Witness my hand this 9th day of November, 2022.

Randolph Moore, Jr.

Jacquelyn R. Green

STATE OF Tennessee
COUNTY OF Wilson

Before me, the undersigned, a Notary Public for the above county and state, appeared **Jacquelyn Green and Randolph Moore, Jr.**, personally known to me to be the person(s) described or who proved with satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, and seal, this the 9th day of November, 2022.

Notary Public:

My Commission Expires: 6-25-2024

JULIE HESLA
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 11/9/22.

Date

Brenda Huntsman

Affiant Signature

11/11/22

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th day of November, 2022.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

