QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 944314 DEEDQC
11/23/2022 11:01:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221123-0123977

MJ-FB-22-3342

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Nov, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jackie Lynn Pater and John L. Carlton, both unmarried	new owner	
(NAME) **2268 Westwood Drive,**	(NAME)	**108-00-0-181-00**
(ADDRESS) **Murfreesboro, TN 37130**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACKIE LYNN PATER, UNMARRIED,** hereinafter called the Grantor(s), by these presents does hereby convey, assign and quitclaim unto **JACKIE LYNN PATER AND JOHN L. CARLTON, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantees, their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by W.T. Smith - Land Surveying, and described as follows to wit:

Commencing at an iron rod (found) in the Westerly margin of Bell Road, said rod being the Northeast corner of tract no.1; thence, with a Northerly line of tract no.1 North 81 degrees 26 minutes 37 seconds West 557.19' to an iron rod (found), said rod being a common corner of tract no.1 and the Southwest corner of property conveyed to Rhonda A. Russell as evidenced in DB.#201707250074854 R.O.D.C., Tn.: thence, with a common line of tract no.1 and Russell's West line North 09 degrees 12 minutes 51 seconds East 47.71' to an iron rod (set) being the actual point-of-beginning for the herein described tract no.2; thence, departing the Westerly line of said Russell property and running with the common lines of tract no.1 and tract no.2 for the next 6 calls: North 80 degrees 47 minutes 09 seconds West 77.45' to an iron rod (set); thence. North 50 degrees 54 minutes 26 seconds West 153.68' to an iron rod (set); thence, North 66 degrees 19 minutes 25 seconds West 93.44' to an iron rod (set); thence, North 80 degrees 00 minutes 13 seconds West 131.22' to an iron rod (set); thence, South 58 degrees 51 minutes 45 seconds West 173.13' to an iron rod (set); thence, North 82 degrees 39 minutes 28 seconds West 131.58' to an iron rod (set) in the Easterly line of Lot No.74 as of record in the plat entitled Ph.1A - Sec.5 Harborview as recorded in PB.7900, PG.485 R.O.D.C., Tn., and being property conveyed to John E. Buchli Jr. Etux. as evidenced in DB.#000090720000362 R.O.D.C., Tn.; thence, with the Easterly line of said Harborview subdivision North 07 degrees 20 minutes 32 seconds East 86.23' to a concrete monument (found); thence, continuing with the Easterly boundary of said Ph.1A - Sec.5 Harborview North 07 degrees 22 minutes 56 seconds East and passing through the Northeast corner of said subdivision at 211.00'\'b1 for a total of distance of 333.58' to an iron rod (set) by wood fence post in the Southerly boundary of Ph.1A - Sec.3 Harborview of record in PB.6200, PG. 783 R.O.D.C. Tn.; thence, with the Southerly boundary of said Ph.1 A- Sec.3 Harborview subdivision South 84 degrees 06 minutes 27 seconds East 519.80' to a concrete monument (found) in the Westerly margin of Portman Drive as shown in Ph.1A - Sec.4 Harborview of record in PB.7900, PG. 386 R.O.D.C. Tn.; thence, with the terminus of Portman Drive South 86 degrees 17 minutes 53 seconds East 21.97' to an iron rod (found) by wood fence post in the Southerly terminus of Portman Drive, being the Northwest corner of property conveyed to Robert Walden and Miltan Weaver Etal. as evidenced in DB.#200004280042080 R.O.D.C. Tn.; thence, departing with said Southerly line of Ph.1A - Sec.4 Harborview and running with the West line of said Weaver property South 16 degrees 38 minutes 22 seconds East 386.48' to an iron rod (found) being the South West corner of said Weaver property, and the Northwest corner of aforementioned Russell property; thence, with Russell's West line South 09 degrees 12 minutes 51 seconds West 89.27' to the point-of-beginning, containing 238,480 square feet or 5.475 acres more or less.

Being the same property conveyed to Jackie Lynn Pater, unmarried by Quitclaim deed from Jackie Lynn Pater, unmarried of record in Instrument No. 20181211-0120499 Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 11, 2018.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3342 Bell Rd, Nashville, Tennessee 37214-4300**.

Witness my/our hand(s) this the 14 day of Nov, 2022.

Jackie Lynn Pater

Jackie Lynn Pater

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACKIE LYNN PATER, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212