Karen Johnson Davidson County
Batch# 948609 DEEDQC
12/06/2022 02:50:00 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221206-0127303

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Terrence J. Clyne, Co-Trustee	same	part of Par. 54 map 106-09 all of Par 231, map 106-13
(NAME)	(NAME)	
P. O. Box 100119		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 3710		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Road Warnings, Inc. ("Grantor") _____ by these presents does hereby quitclaim and convey unto _____

Terrence J. Clyne as Co-Trustee of The Terrence J. Clyne Living Trust for Karen Lavelle, Holly Lancaster and Timothy Lavelle, Kathleen Lavelle, Colleen Visconti and their Appointees or Issue, Dated October 21, 2015 ("Grantee").

And referring to a parcel of land in Nashville Davidson County, Tennessee as more particularly described in the Property Description attached hereto as Exhibit "A" to this instrument.

Being the same property transferred by Warranty Deed, dated September 22, 1969, from William B. Hooper and Thomas W. Clough to Road Warnings, Inc. of record in Deed Book 4367, Page 952 in the Register's Office for Davidson County, Tennessee.

Signed _____ Terrence J. Clyne, President, Road Warnings, Inc.

S T A T E O F T E N N E E S S E E
COUNTY OF Davidson The actual consideration for this transfer is $-0-

Subscribed and sworn to before me, this the 5th day of December 2022.

Affiant

My commission expires: (Affix Seal)

Notary Public

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

This Instrument Prepared by:

Roland M. Lowell, Attorney
2520 Grassland Shores
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William T. Smith, a Notary Public in and for said County and State, Terrence J. Clyne, President of Road Warnings, Inc., a Tennessee Corporation, the within named bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 5th day of December, 2022.

Notary Public

My Commission Expires:

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

Exhibit A, Property Description

Being a portion of land situated in the 17th Council District of Davidson County, Tennessee, being a portion of Lot 3A on the map of the resubdivision of McIntyre Industrial Subdivision, of record in Plat Book 3600, Page 99, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), and is more particularly described as follows;

Commencing at the approximate intersection of Polk Avenue and Fesslers Lane, in a southerly direction 1067.9+/- feet to mag-spike set, set by Dale and Associates, with a stamped washer, at the southwest corner of lot 3, on the map of the resubdivision of McIntyre Industrial Subdivision, owned by Terrence J. Clyne, & Crystal S Brassell, of record in instrument number 200910020091589, R.O.D.C., TN, on the easterly margin of the cul-de-sac at the end of Fesslers Lane, at approximate Tennessee state plane coordinate location of, N:655,506.47, E:1,747,902.83, at the northerly most corner of the subject property and being the point of beginning of herein described land;

thence leaving the easterly margin of the cul-de-sac, South 61°34'55" East, a distance of 97.99 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, to a point on the westerly Railroad right of way;

with the Railroad right of way for the next seven (7) calls;
thence with a curve turning to the left with an arc length of 140.00 feet, with a radius of 2915.00 feet, with a chord bearing of South 19°41'51" West, with a chord length of 139.99 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence, South 18°19'18" West, a distance of 258.00 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence, North 48°53'03" West, a distance of 12.27 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence, South 18°00'41" West, a distance of 53.32 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence, North 49°41'26" West, a distance of 124.53 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence, South 06°22'04" West, a distance of 17.18 feet to a 1/4" iron rod found, having no cap;
thence, North 49°01'38" West, a distance of 128.94 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, at the new division line;

thence leaving the Railroad right of way with the new division line, North 34°03'55" East, a distance of 331.75 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap at end of the cul-de-sac on the southerly margin of Fesslers Lane;

thence with said margin, with a curve turning to the left with an arc length of 98.19 feet, with a radius of 60.00 feet, with a chord bearing of North 60°29'51" East, with a chord length of 87.59 feet to the point of beginning of herein described land, having an area of 78668.46 square feet or 1.81 acres more or less;