Karen Johnson Davidson County
Batch# 965453 DEEDQC
01/30/2023 09:06:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230130-0006651

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

KATIE AESCHLIMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Deed was prepared based upon information provided by the parties. No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description.

STATE OF TENNESS
COUNTY OF DAVIDS

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 27 day of JANUARY 2022.23 KA

NOTARY PUBLIC
My Commission Expires: May 5, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No:
John Daniel Edmunds, Sr. 5334 Brick Church Pk Goodlettsville TN 37072	New Owner	01800005600

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **RONALD THOMAS EDMUNDS AND ANGELA DIANE WARREN** ("Grantors") do hereby quitclaim, transfer and convey unto **JOHN DANIEL EDMUNDS, SR.**, his successors and assigns, all of their right, title and interest in certain real property in the County of Davidson, State of Tennessee, more particularly described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated August 21, 1968, made by S. Harvey Gee, Surveyor, as follows:

Beginning at a point in the northerly right-of-way of Brick Church Pike, same being the southwesterly corner of the property herein described; and the southeasterly corner of the property conveyed to Hudson Drake by deed of record in Book 3899, page 946, Register's Office for said County; thence leaving said Pike with Drake's easterly line north 7 degrees 05' East 576.4 feet to an iron pin, common corner to the remaining property of C.L. Porter and wife, in said Drake's line; thence with said Porter as follows: North 77 degrees 40' East 386.6 feet to an iron pin, South 8 degrees 00' East 472.6 feet to an iron pin and South 6 degrees 45' East 127.3 feet to an iron pin in the northerly right-of-way of said Brick Church Pike; thence with said right-of-way North 87 degrees 30' West 346.2 feet to the beginning of a slight curve having a radius of 2,656.69 feet; thence with said right-of-way and curve,

westwardly 184.70 feet to the point of beginning, containing 6.52 acres, more or less.

INCLUDED in the above description but specifically EXCLUDED from this conveyance is the 3.5 acres that was subdivided from this property as Parcel ID 01800007400, and commonly known as 5326 Brick Church Pk, Goodlettsville TN 37072, being further described as:

> Land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. I according to survey by Donald R. Carver, surveyor, June 15, 1974, as follows:
>
> BEGINNING at a point on the northerly margin of Brick Church Pike, and common corner with Hudson Drake property as of record in Book 3899, Page 946, Register's Office Davidson County, Tennessee; thence with the line between Tract No. I and the Hudson Drake property, N. 1 degree 5' E 576.4 feet to a point; thence N. 77 degrees 40' E 180 feet to a point and common corner with Tract No. II; thence with the line between Tracts I and II, S 8 degrees 6' E 584.57 feet to a point on the northerly margin of Brick Church Pike; thence following Brick Church Pike, N. 87 degrees 30' W. 146.2 feet to a point; thence continuing on with a curve with a radius of 2656.69 feet, 184.70 feet to the point of beginning, and containing 3.5 acres, more or less.

The remaining acreage subject to this conveyance is 3.02 acres, more or less.

Being the same property conveyed to Thomas P. Edmunds and wife, Nina Ruth Edmunds, by installment deed from C.L. Porter and wife, Alice F. Porter, of record in Book 4264, Page 520, Register's Office of Davidson County, Tennessee. Said lien created by installment deed having been released in full on August 23, 1983, in Book 6121, Page 22, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Ronald Thomas Edmunds, John Daniel Edmunds, Sr., and Angela Diane Warren by Executor's Quitclaim Deed by Ronald Thomas Edmunds, Executor for the Estate of Nina Ruth Edmunds, surviving tenant by entirety, of record in Instrument No. ✓, Register's Office of Davidson County, Tennessee. 20230130-0006650

This is improved property commonly known as: **5334 Brick Church Pk, Goodlettsville Tennessee 37072.**

The legal description provided herein is exactly the same as in the prior recorded deeds. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 5th day of January 2023.

Ronald Thomas Edmunds

Angela Diane Warren

Angela Diane Warren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald Thomas Edmunds**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of January 2023.

Notary Public
My Commission Expires: 07-02-2024

ALEX MANUEL BERNAL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Angela Diane Warren**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of January 2023.

Notary Public
My Commission Expires: 07-02-2024

ALEX MANUEL BERNAL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY