Karen Johnson Davidson County
Batch# 979817 DEEDQC
03/13/2023 11:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230313-0018014

Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 13th day of March, 2023.

Notary Public

My commission expires: 10-21-2024

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Larry W. Downend, Jr.	**New Owner**	**006-00-0-156.00**
2352 Baker Road		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, LARRY W. DOWNEND, JR. and JACQUELINE TUBBS, husband and wife, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto LARRY W. DOWNEND, JR. and JACQUELINE TUBBS, husband and wife , "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A

Being Tract 1 of that property conveyed to Larry W. Downend, Jr. and Jacqueline Tubbs, husband and wife, by Warranty Deed from Tom Melcher and Sherry Melcher, husband and wife, dated 5/24/19 of record in Instrument No. 20190529-0050910, Register's Office of Davidson County, Tennessee.

By way of recital, the purpose of this instrument is to reflect a new metes and bounds description of said Tract 1 based upon survey of Daniel A. Curry, TRLS No. 2964, Collier Engineering Co., Inc., 2949 Nolensville Pike, Nashville, TN 37211, dated 1/24/23.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved property being designated as 2352 Baker Road, Goodlettsville, TN 37072.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 13th day of March, 2023..

LARRY W. DOWNEND, JR.

JACQUELINE TUBBS

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Larry W. Downend, Jr. and Jacqueline Tubbs,the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of March, 2023.

My commission expires: 10-21-2024

NOTARY PUBLIC

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

EXHIBIT A

Property Description

A tract of land situated in the 1st Councilmanic District of Goodlettsville, Davidson County Tennessee. Being Parcel 156.00 on Davidson County Tax Map 6 and being more particularly described as follows:

Beginning at an iron rod(found – Rainey), the most northerly corner of the herein described tract, a common corner with Charles Williamson, as recorded in Instrument No: 20000317-0027374, Register's Office for Davidson County, Tennessee, (R.O.D.C.); being along or near the southwesterly right of way margin of Baker Road and having a Tennessee State Plane Coordinate of N: 744,797.37, E: 1,742,900.18;

Thence, leaving Williamson and along or near the southwesterly right of way margin of Baker Road, South 29°03'47" East for a distance of 327.39 feet to a ½" iron rod (found – no cap) and being a common corner with Tracy McMurtry, as recorded in Instrument No: 20060427-0048400, (R.O.D.C.);

Thence, leaving said right of way margin and along or near a common with McMurtry and the herein described tract, South 58°45'31" West for a distance of 76.90 feet to a point along or near said line;

Thence, leaving said line and across the herein described tract, North 30°54'52" West for a distance of 8.26 feet to a iron rod (new – Collier Eng) and being an interior point of the herein described tract and the most easterly corner of the Timmy and Janet Gregory, as recorded in Instrument No: 20221021-0224898, (R.O.D.C.);

Thence, along or near common lines of the herein described tract and Gregory the following four (4) calls:

North 30°54'51" West for a distance of 219.39 feet to a 1" pipe (found);

Thence, South 58°54'10" West for a distance of 397.18 feet to an iron rod(found – Rainey) and being the most westerly corner of Gregory;

Thence, South 30°51'33" East for a distance of 219.23 feet to an iron rod (new – Collier Eng);

Thence, North 58°55'34" East for a distance of 397.39 feet to the aforementioned iron rod (new – Collier Eng);

Thence, leaving Gregory, South 30°54'52" East for a distance of 8.26 feet to a point along or near the common line of the herein described tract and McMurtry;

Thence, along or near common line of the herein described tract and McMurtry the following four (4) calls:

South 58°45'31" West for a distance of 1073.04 feet to a ½" iron rod (found – no cap);

Thence, South 24°24'28" East for a distance of 239.81 feet to a ½" iron rod (found – no cap);

Thence, South 65°57'18" West for a distance of 856.50 feet to a 5/8" iron rod (found – no cap);

Thence, South 06°20'04" West for a distance of 470.13 feet to an iron rod (new – Collier Eng) and being along or near the common line of the herein described tract, Charles Williamson, as recorded in Instrument No: 20080509-0047961, (R.O.D.C.) and McMurtry and having a Tennessee State Plane Coordinate of N: 742,880.17, E: 1,741,341.07;

Thence, leaving McMurtry and along or near a common line of the herein described tract and Charles Williamson, Instrument No: 20080509-0047961, (Tax Map 6, Parcel 167.00), (R.O.D.C.), North 40°15'46" West for a distance of 532.85 feet to an iron rod (new – Collier Eng) and being the most northerly corner of Williamson, (Parcel 167.00), Instrument No: 20080509-0047961, (R.O.D.C);

Thence, leaving Parcel 167.00 and along or near common lines of the herein described tract and Charles Williamson, as recorded in Instrument No: 20000317-0027374, (Tax Map 6, Parcel 154.00), (R.O.D.C.) the following two (2) calls:

North 49°44'14" East for a distance of 1950.04 feet to an iron rod (found – Rainey);

Thence, North 58°55'57" East for a distance of 485.00 feet to the Point of Beginning and containing 679,445 square feet or 15.60 acres, more or less.

Being "Tract 1" as conveyed to Larry W. Downend, Jr. and Jacqueline Tubbs from Tom Melcher and Sherry Melcher in Instrument No: 20190529-0050910

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/13/2023 (date of document).

Jennifer Russell
Affiant Signature

3/13/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

