Karen Johnson Davidson County
Batch# 985635 DEEDQC
03/28/2023 12:09:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230328-0022548

QUITCLAIM DEED

ADDRESS NEW OWNER(s) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Terrence J. Clyne	same	part of Par. 54 map 106-09
(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 _____

Road Warnings, Inc. ("Grantee") for purpose of describing that parcel known as Tract 1 by survey of Dale and Associates, November 21, 2022.

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 part of 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 E E
COUNTY OF Davidson The actual consideration for this transfer is $-0-

Subscribed and sworn to before me, this the 28 day of March 2023.

Affiant

My commission expires: November 6 2023
(Affix Seat)

Notary Public

CHARLES L NOKES JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2023

This Instrument Prepared by

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, CHARLES NOKES, 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 PINNACLE BANK this 28 day of March, 2023.

Notary Public

My Commission Expires: November 6 2023

CHARLES L NOKES JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2023

Exhibit A, Property Description, Tract 1:

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 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 1044.3+/- feet to mag-spike set, set by Dale and Associates, with a stamped washer, at the southeast corner of lot 4, on the map of the resubdivision of McIntyre Industrial Subdivision, on Plat Book 3600, Page 99, R.O.D.C., TN, owned by Terry Clyne of record in instrument number 20111107-0086784, R.O.D.C., TN, on the westerly margin of the cul-de-sac at the end of Fesslers Lane, at approximate Tennessee state plane coordinate location of, N:660,675.27, E:1,714,688.06, at the northeasterly most corner of the subject property and being the point of beginning of herein described land;

thence with the southerly margin of the cul-de-sac, with a curve turning to the left with an arc length of 96.42 feet, with a radius of 60.00 feet, with a chord bearing of South 26°34'59" East, with a chord length of 86.38 feet to mag-spike set, set by Dale and Associates, with a stamped washer, at the new division line;

thence leaving the cul-de-sac with the new division line, South 34°03'55" West, a distance of 331.75 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, to a point on the Railroad right of way;

with the Railroad right of way for the next three (3) calls;
thence, North 49°01'38" West, a distance of 4.03 feet to a 1/4" iron rod found, having no cap;
thence, North 04°38'42" West, a distance of 384.04 feet to a 1/4" iron rod found, having no cap;
thence, North 85°21'18" East, a distance of 50.00 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap on the southwest corner of lot 4;

thence leaving the Railroad right of way, South 74°07'05" East, a distance of 136.70 feet to the point of beginning of herein described land, having an area of 47506.81 square feet or 1.09 acres more or less;

This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on November 21, 2022, and is based on November 2022 boundary survey under project number 22166;

Being the same property conveyed to Road Warnings Company, by Warranty Deed from William B. Hooper and Thomas W. Clough, dated September 22, 1969, of record in Deed Book 4367, Page 952, R.O.D.C., TN;