RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 1005188 DEEDQC
05/18/2023 04:06:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230518-0037545

PREPARED BY AND RETURN TO:
Valerie Webb & Associates, PLLC
3037 Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF Tennessee)
COUNTY OF Robertson)

The actual consideration for this transfer is $0.00

Affiant

Sworn to and subscribed before me this May 12, 2023.

Notary Public

My Commission Expires:

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-05-2027

(SEAL)

THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Terry L. Swartz Langford 2326 Clay Lick Rd Whites Creek TN 37189	Same	023-00-0-196.00

This Indenture is made on this 12 day of May, 2023, by and between **Terry L. Swartz Langford**, hereinafter referred to as **GRANTOR**, and **Terry L. Swartz Langford**, hereinafter referred to as **GRANTEE**.

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to **GRANTEE** all of his interest in the following described real estate, situated in the County of Davidson, State of Tennessee and described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This improved & unimproved property commonly known as 2326 Clay Lick Rd, Whites Creek, TN 37189.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record.

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed this 12th day of May, 2023.

GRANTOR:

Terry L. Swartz Langford

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Terry L. Swartz Langford, known to me (or proved to me on the basis of satisfactory evidence), to be the person who executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2023.

Notary Public

My Commission Expires: _____

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027

202305180037545

EXHIBIT A

Tract #1

Land situated in the 1st Council District of Davidson County, Tennessee and being a portion of the Terry L. Swartz Langford property, of record in Instrument No. 20221013-0112354 in the Register's Office of Davidson County, Tennessee, lying northeast of Interstate 24 and Clay Lick Road, northwest approximately 3,340 feet from Lickton Pike, southwest of Crocker Springs Road, and being more particularly described as follows;

Commencing at a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336" on the northeasterly margin of Clay Lick Road, measuring approximately 35.00 feet from the center of said road, being the southwest corner of the Burrington Property (Inst. No. DB-20230221-0012050) and the southeast corner of Terry L. Swartz Langford, Tract #2 (this survey) (A.K.A. Tract #6, Inst. No. 20221013-0112354), located N 61°27'10" W a distance of 50.30 feet from an Iron Rod (Found) with a plastic cap;

Thence with the northeasterly margin of said road, N 61°27'10" W a distance of 50.20 feet to an Iron Rod (Found) with a plastic cap; being the southeasterly corner of the Parker Property (Inst. No. QC-20150417-0034180);

Thence leaving said road and following said Parker's Property for the next three calls;

N 33°34'59" E a distance of 153.58 feet to an Iron Rod (Found);

N 51°55'20" E a distance of 60.93 feet to an Iron Rod (Found);

N 21°00'21" E a distance of 452.73 feet to an Iron Rod (Found) at the northeasterly corner of said Parker, being the **True Point of Beginning** and being the southeasterly corner of the property herein described (Tract #1);

Thence continuing with Parker's northerly line N 64°27'18" W a distance of 240.42 feet to an Iron Rod (Found) with a plastic cap; being the southwest corner of the property described herein and being a common corner of the Moran Property (Inst. No. DB-20060630-0078463);

Thence with said Moran's easterly line N 17°25'40" E a distance of 916.78 feet to an Iron Rod (Found) with a plastic cap; being the northeast corner of the said Moran property and being a common corner of the Deutschmann Property (Inst. No. DB-20220316-0030883);

Thence with said Deutschmann's easterly line N 3°01'51" E a distance of 210.06 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336"; being the northwest corner of this tract;

Thence with new lines and severing the Langford Property for the next seven calls;
S 86°58'09" E a distance of 40.00 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";

S 3°01'51" W a distance of 215.12 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";

S 8°26'00" W a distance of 116.20 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";

S 6°46'08" E a distance of 301.29 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";

S 38°52'53" E a distance of 259.30 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";

S 38°23'46" W a distance of 444.09 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";

Thence continuing S 21°00'21" W a distance of 7.67 feet to the point of beginning, containing 5.01 acres, or 218,270 square feet more or less.

This description was prepared by Moore & Pingley Surveying LLC, 1155 Pee Dee Branch Rd, Cottontown, TN 37048; Based on survey performed on 04/18/2023; Project ID: Clay link Rd 2326 and certified by Michael J. Moore, TN RLS #2336.

Being a portion of that same property conveyed to James K. Langford and wife, Terry L. Swartz Langford by Warranty Deed from Lonnie Siebe, Trustee and Meghan K. Siebe, Trustee of the Siebe Living Trust of record in Instrument No. 20100317-0019970 Register's Office for Davidson County, Tennessee, dated March 15, 2010, and recorded on March 17, 2010.

Being a portion of that same property conveyed to Terry L. Swartz Langford by Quitclaim Deed from James K. Langford and Terry L. Swartz Langford of record in Instrument No. 20221013-0112354 Register's Office for Davidson County, Tennessee, dated September 19, 2022, and recorded on October 13, 2022.

Tract #2

Beginning at a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336" on the northeasterly margin of Clay Lick Road, measuring approximately 35.00 feet from the center of said road, being the southwest corner of the Burrington Property (Inst. No. DB-20230221-0012050) and the southeast corner of Terry L. Swartz Langford, Tract #2 (this survey) (A.K.A. Tract #6, Inst. No. 20221013-0112354), located N 61°27'10" W a distance of 50.30 feet from an Iron Rod (Found) with a plastic cap;

Thence with the northeasterly margin of said road, N 61°27'10" W a distance of 50.20 feet to an Iron Rod (Found) with a plastic cap; being the southeasterly corner of the Parker Property (Inst. No. QC-20150417-0034180);

Thence leaving said road and following said Parker's Property for the next three calls;

N 33°34'59" E a distance of 153.58 feet to an Iron Rod (Found);

N 51°55'20" E a distance of 60.93 feet to an Iron Rod (Found);

N 21°00'21" E a distance of 452.73 feet to an Iron Rod (Found) at the northeasterly corner of said Parker, and being the southeasterly corner of Tract #1 (this survey);

Thence with the newly created Tract #1 for the next seven calls;

N 21°00'21" E, a distance of 7.67 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";

N 38°23'46" E a distance of 444.09 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";

N 38°52'53" W a distance of 259.30 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";

N 6°46'08" W a distance of 301.29 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";

N 8°26'00" E a distance of 116.20 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";

N 3°01'51" E a distance of 215.12 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";

N 86°58'09" W a distance of 40.00 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336"; being on the westerly line of the Deutschmann Property (Inst. No. DB-20220316-0030883) and being the northwesterly corner of Tract #1 (this survey);

Thence with said Deutschmann's line N 3°01'51" E a distance of 106.35 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";

Thence continuing with Deutschmann's line N 40°18'30" W a distance of 1749.11 feet to an Iron Rod (Found); being a common corner to said Deutschmann, Melton (Inst. No. DB-20210506-0060852, Parcel 193.00) and Melton (Inst. No. DB-20210506-0060852, Parcel 194.00);
Thence with the easterly line of said Melton N 46°11'07" E a distance of 247.53 feet to an Iron Rod (Found) with a plastic cap; being a corner to the Peter Hanish Property (Inst. No. 20220803-0088566);

Thence with the Southerly line of said Hanish S 31°18'08" E a distance of 622.62 feet to an Iron Rod (Found) with a plastic cap; being a corner to the Spicer Property (Inst. No. QC-20200807-0088069);

Thence with the Southerly line of said Spicer S 68°06'13" E a distance of 122.76 feet to an Iron Rod (Found);

Thence continuing with the Southerly line of said Spicer S 38°15'48" E a distance of 199.70 feet to an Iron Rod (Found); being a corner to the Farley Property (Inst. No. DB-20151014-0104504);

Thence continuing with the lines of said Farley, Hubbard (Inst. No. DB-00005150-0000065), Robinson Trustee (Inst. No. QC-00010369-0000976), Phillips Trustee (Inst. No. QC-20230331-0023473), Turner (Inst. No. DB-20140612-0051390), and Burrington (Inst. No. DB-20230221-0012050) for the next 12 calls;

S 5°39'27" E a distance of 138.59 feet to an Iron Rod (Found);

S 30°58'12" E a distance of 193.35 feet to an Iron Rod (Found);

S 52°18'25" E a distance of 204.20 feet to an Iron Rod (Found);

S 68°00'59" E a distance of 142.75 feet to an Iron Rod (Found);

S 55°39'58" E a distance of 125.92 feet to an Iron Rod (Found);

S 25°46'51" E a distance of 62.33 feet to an Iron Rod (Found);

S 1°47'01" E a distance of 129.27 feet to an Iron Rod (Found);

S 10°55'55" W a distance of 96.02 feet to an Iron Rod (Found);

S 16°54'20" W a distance of 156.28 feet to an Iron Rod (Found);

S 3°22'50" W a distance of 89.90 feet to an Iron Rod (Found);

S 15°01'43" W a distance of 19.86 feet to an Iron Rod (Found);

S 18°38'08" E a distance of 637.08 feet to a point; being a corner to the aforementioned Burrington;

Thence with said Burrington's westerly line for the next four calls;
S 38°23'46" W a distance of 495.22 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";

S 21°00'21" W a distance of 466.55 feet to a 5/8-inch Iron Rod (New) with a plastic cap stamped "Moore TN #2336";

S 51°55'20" W a distance of 66.68 feet to an Iron Rod (Found);

Thence continuing S 33°34'40" W a distance of 141.13 feet to the point of beginning, containing 11.00 acres, or 479,112 square feet more or less.

This description was prepared by Moore & Pingley Surveying LLC, 1155 Pee Dee Branch Rd, Cottontown, TN 37048; Based on survey performed on 04/18/2023; Project ID: Clay link Rd 2326 and certified by Michael J. Moore, TN RLS #2336.

Being a portion of that same property conveyed to James K. Langford and wife, Terry L. Swartz Langford by Warranty Deed from Lonnie Siebe, Trustee and Meghan K. Siebe, Trustee of the Siebe Living Trust of record in Instrument No. 20100317-0019970 Register's Office for Davidson County, Tennessee, dated March 15, 2010, and recorded on March 17, 2010.

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TRUE COPY CERTIFICATION

I, PATTI ROBITAILLE, 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 May 12, 2023 (date of document).

Patti Robitaille

Affiant Signature

Date: 5/12/23

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 12th day of May, 2023.

Notary Public

My Commission Expires: 3-25-24

