Karen Johnson Davidson County
Batch# 1005609 DEEDQC
05/19/2023 01 16 41 PM 3 pgs
Fees $17 00 Taxes $0 00
20230519-0037822

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Boulevard, Suite 130
Nashville, TN 37215

File No. 221042662

STATE OF _____
COUNTY OF _____

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this _____ day of May 10, 2023.

ASHLEY WARD STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

My Commission Expires: 06/25/25

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Bryant Loy-Hayes Hamby and Lori Fleanor 4270 Quail Ridge Dr Nashville TN 37207	New Owner	032 00 0 011 00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Bryant Loy-Hayes Hamby, a single person** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Bryant Loy-Hayes Hamby and Lori Fleanor, Husband and Wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Williamson, State of Tennessee, and more particularly described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point at the Northeast corner of Lot 50, Subdivision of Quail Ridge, Phase Three, Section Seven (Instrument # 20070418-0046363 R O.D.C , Tn) in the Southerly line of the developers (Book 6628, Page 853 R O.D C , Tn) ; thence with the Northerly line of said Quail Ridge, Phase Three, Section Seven as shown on said plat S 82°19'09" W 335 32 feet to a point; thence S 66°54'58" W 252.11 feet to a point, thence S 46°27'07" E 100.02 feet to a point; thence S 43°33'12" W 195.70 feet to a point, thence S 51°04'22" W 616 93 feet to a point at the Northeast corner of Lot 189, Quail Ridge, Section Four (Book 7900, Page 161 R.O.D C., Tn; thence with the Northerly line of said Quail Ridge, Section Four S 54°53'00" W 465.71 feet to a point in the rear line of Lot 185, of said Quail Ridge, Section Four; thence with the Westerly line of said Quail

Ridge, Section Four S 15°23'04" W 250 93 feet to a point on the Northerly margin of Quail Ridge Drive (60' wide R O W), thence crossing said Quail Ridge Drive S 12°15'04" W 60 09 feet to a point on the Southerly margin of said Quail Ridge Drive at the Northwest corner of Lot 182 of said Quail Ridge, Section Four, thence continuing with the Westerly line of said Quail Ridge, Section Four S 15°13'18" W 231 20 feet to a point, thence S 36°47'16" E 570 05 feet to a point; thence S 21°41'31" E 425 24 feet to a point, thence S 39°02'00" E 162 41 feet to a point in the Northerly line of Lot 117, Section 6, Timbertrail (Book 6900, Page 263 R O D C., Tn), thence with the Northerly line of said Timbertrail, Section 6, bearings rotated and translated to said Quail Ridge, Section Four N 84°03'30" W 258 37 feet to a point at the most Northerly Northwest corner of Lot 115 of said Section 6, Timbertrail at the Northeast corner of the William Prentice Cooper, III Land (Instrument # 20120628-0056938 R O D C , Tn) which is described according to a property line survey dated 11-8-2002 prepared by Barge Waggoner Sumner and Cannon, Inc , thence with said coopers Northerly line N 83°36'29" W 449 60 feet to a point, thence N 12°18'16" W 457 20 feet to a point, thence N 82°50'58" W 441 53 feet to a point at the Northeast corner of the William Prentice Cooper, III Land (Instrument # 20111229-0101613 R O D C., Tn) shown as which is described as Tract 2 according to a property line survey dated 11-8-2002 prepared by Barge Waggoner Sumner and Cannon, Inc, thence with said coopern 27°51'40" W 331.96 feet to a point; thence N 61°55'45" W 588 11 feet to a point at said coopers most Northerly corner in the Southerly line of the Jimmy and Barbara Vaughn Property (Instrument # 20051109-0135613 R.O.D C , Tn) described according to a survey dated 10-05-2004 by R L Montoya-Land Surveying, thence with said Vaughn, with bearings and distances rotated and translated to said cooper property, N 18°28'55" E 119 21 feet to a point; thence N 18°10'15" E 208.91 feet to a point, thence N 46°45'02" E 531 99 feet to a point, thence N 71°50'36" E 1902.01 feet to a point at said Vaughns Southeast corner at a corner to the Reinhold Holtkamp Land (Book 6207, Page 351 R O D C , Tn); thence with said Holkamps Southerly line on a calculated projection of said Vaughns Southerly line N 71°50'36" E 668 64 feet to a point at an interior corner of said Holtkamp, thence with said Holtkamp along the calculated projected Easterly line of Lot 49 of said Quail Ridge, Phase Three, Section Seven S 03°28'46" E 114 52 feet to the point of beginning described according to a composite land description derived from record surrounding property owners descriptions based on the instruments and methods cited within and containing by estimation 53 84 acres more or less.

Being part of the same property conveyed to R L Eatherly, Trustee, by Warranty Deed from W K. Talley, Jr and wife, LaVerne O. Talley, of record in Book 6522, Page 5, in the Register's Office of Davidson County, Tennessee, dated March 29, 1985 and recorded on March 29, 1985

Being part of the same property conveyed to The Developers, by Quitclaim Deed from R L Eatherly, Trustee, of record in Book 6628, Page 853, in the Register's Office of Davidson County, Tennessee, dated July 30, 1985 and recorded on August 13, 1985

Being the same property conveyed to Bryant Loy-Hayes Hamby, a single person, by Warranty Deed from The Developers, of record in Instrument No 20200828-0097715, in the Register's Office of Davidson County, Tennessee, dated August 26, 2020 and recorded on August 28, 2020.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of May, 2023

Bryant Loy-Hayes Hamby

STATE OF Tennessee
COUNTY OF Montgomery

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Bryant Loy-Hayes Hamby, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10 day of May 2023.

STACY M WENZLER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires. 8/12/2024