Karen Johnson Davidson County
Batch# 1007986 DEEDQC
05/26/2023 08 47 10 AM 2 pgs
Fees $13 00 Taxes $814 00
20230526-0039741

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

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 TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is **$220,000.00**.

Affiant

Subscribed and sworn to before me, this 17 day of May 2023.

NOTARY PUBLIC
My Commission Expires: 5/5/25

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No:
Angela D. Warren 5326 Brick Church Pk Goodlettsville TN 37072	New Owner	01800007400

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD THOMAS EDMUNDS AND JOHN DANIEL EDMUNDS, SR.** ("GRANTORS") have bargained and sold, and by these presents do transfer and convey unto **ANGELA DIANE WARREN** ("GRANTEE") her heirs, successors and assigns, all of their right, title, and interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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 3.5 acres, more or less.

Less and except that property conveyed in Instrument No. 20230130-0006651.

Being part of 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, the surviving tenant by entirety, of record in Instrument No. 20230130-0006650, Register's Office for Shelby County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is **improved** property known as: **5326 BRICK CHURCH PIKE GOODLETTSVILLE, TN 37072**

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 17 day of May 2023.

Ronald Thomas Edmunds

John Daniel Edmunds, Sr.

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RONALD THOMAS EDMUNDS** and **JOHN DANIEL EDMUNDS, SR.**, 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 17th day of May 2023.

Notary Public
My Commission Expires: 1/31/24

COURTNEY KACHELMUSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY