Karen Johnson Davidson County
Batch# 1009760 DEEDQC
06/01/2023 08:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230601-0041156

This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
JGH HOLDINGS, LLC	SAME	062-00-0-068.00
1248 NEELY'S BEND ROAD		062-00-0-069.00
MADISON, TN 37115		

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

AFFIANT

Sworn to and subscribed before me this May 16, 2023.

Notary Public
My Commission Expires: 10/14/26

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, GLENN A. HARRIS and JUDITH G. HARRIS, husband and wife, hereinafter called Grantors, for the express purpose of conveying all of their right, title and interest in this property, do hereby quitclaim and convey unto JGH HOLDINGS, LLC, a Tennessee limited liability company, all of its right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this May 16, 2023.

BY: _____
GLENN A. HARRIS

_____
JUDITH G. HARRIS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLENN A. HARRIS and JUDITH G. HARRIS, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 16th day of May, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 5/27/26

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

LAND in Davidson County, Tennessee, described according to an unrecorded survey by Ray G. Cole, Registered Land Surveyor No. 924, P. O. Box 170, White House, TN 37188, dated October 18, 1994, as follows:

TRACT NO ONE: Beginning at a point on the easterly bank of the Cumberland River (Cheatham Lock & Dam Project, Deed Book 2275, page 597, R.O.D.C.T.), said point being at the 396.5 foot contour line, the most southwest corner of this tract, and being located along the bank of said River from a point, a corner to Forrest B. Pate, (Book 3346, page 525, R.O.D.C.T.) as follows: North 07 deg. 42 min. 29 sec. East 92.85 feet and North 02 deg. 18 min. 26 sec. West 91.79 feet to said BEGINNING POINT; thence with the 396.5 foot contour line, North 02 deg. 18 min. 26 sec. West 813.02 to a point on the bank of the River; thence leaving the River, North 85 deg. 22 min. 58 sec. East passing an iron pin (new) at 60.91 feet and passing the 50-foot access easement, and in all a total of 394.44 feet to a point on the center of a metal culvert and the edge of a pond, said point also being the most southeast corner of a 50-foot access easement; thence crossing the pond, South 42 deg. 32 min. 12 sec. East 347.51 feet to an iron pin (new) by a corner post, a corner to Steven B. Parker, Deed Book 7400, page 152, R.O.D.C.T.; thence with the line of said Parker and then Jackie Lee McCrary and Ronnie Eugene McCrary, South 07 deg. 29 min. 22 sec. East 104.82 feet to an iron pin (new), corner to said McCrary; thence North 82 deg. 36 min. 06 sec. East 116.70 feet to an iron pin (new) by a large corner post, corner of said McCrary; thence with said McCrary for a ways and thence Lloyd E. McCrary for a ways, and then Ronnie E. McCrary, South 06 deg. 21 min. 00 sec. East 643.98 feet to an iron pin (new) by a corner post, a corner of said Ronnie E. McCrary, and in the northerly line of said Forrest B. Pate; thence with said Pate, South 86 deg. 57 min. 10 sec. West 187.85 feet to a point; thence North 03 deg. 02 min. 50 sec. West 183.00 feet to a point; thence South 86 deg. 57 min. 10 sec. West 599.52 feet to the point of beginning, containing 13.22 acres, more or less.

TRACT NO. TWO: Beginning at a point on the easterly bank of the Cumberland River, (Cheatham Lock & Dam Project, Deed Book 2275, page 597, R.O.D.C.T., said point being the 396.5 foot contour line, the most southwest corner of this tract, and a corner to Forrest B. Pate; thence with said River, North 07 deg. 42' 29" East 92.85 feet to a point on the bank of the River; thence North 02 deg. 18' 26" West 91.79 feet to a point on the bank of said River; thence leaving the River South 86 deg. 57' 10" West 599.52 feet to a point; thence South 03 deg. 02' 50" East 183.00 feet to a point in the line of said Forrest B. Pate; thence with said line South 86 deg. 57' 10" West 618.03 feet to the point of beginning, containing 2.54 acres, more or less.

INCLUDED IN THE DESCRIPTION OF TRACT NO. ONE BUT EXCLUDED THEREFROM is a portion of Tract No. One conveyed by Quitclaim Deed to Phillip Dale Mahoney of record in Instrument #20030321-0037858, Register's Office for Davidson County, Tennessee, described as follows: Land in the 9th Councilmanic District of Nashville, Davidson County, Tennessee, described according to an unrecorded survey by John Kohl & Company, 400 Seventh Avenue South, Nashville, TN 37203, Patrick Coode Surveyor License # 855, and more particularly described as follows: Commencing on a concrete monument at the southwesterly turnout of Hidden Acres Drive; thence South 8 deg. 59' 10" East 299.86 feet; thence South 02 deg.

17' 12" East 124.75 feet to the center of the east end of a culvert and the POINT OF BEGINNING; thence South 42 deg. 31' 24" East 347.41 feet; thence South 07 deg. 34' 06" East 104.75 feet; thence North 82 deg. 36' 06" East 116.70 feet; thence South 06 deg. 20' 52" East 460.67 feet; thence South 86 deg. 57' 10" West 377.46 feet; thence North 02 deg. 40' 06" West 823.66 feet to the point of beginning and containing 5.0 acres, more or less. (Parcel #06200259.00 on the records of the Assessor and Trustee of Davidson County, Tennessee.)

Subject to and/or Surveyed:

INCLUDED IN THE DESCRIPTION OF TRACT NO. ONE AND TRACT NO. TWO BUT EXCLUDED THEREFROM is a portion of Tract No. One and Tract No. Two, conveyed by Quitclaim Deed to Phillip Dale Mahoney of record in Instrument #20210720-0096932, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point being the southeast corner of a tract of land conveyed to Phillip Dale Mahoney by deed of record as Document #2003-0321-0037858, Register's Office for Davidson County, Tennessee, known as Parcel #062000259.00 on the records of the Assessor and Trustee of Davidson County, Tennessee; thence along the southerly margin of the aforesaid Mahoney tract, South 86 deg. 57' 10" West 377.46 feet to a point in the southwest corner of the aforesaid Mahoney tract; thence leaving the Mahoney tract; South 02 deg. 40' 06" West 183 feet to a point in the northerly margin of a tract of land conveyed to Forrest B. Pate by deed of record in Book 3346, page 525, Register's Office for Davidson County, Tennessee, known as Parcel #063000019.00 on the records of the Assessor and Trustee of Davidson County, Tennessee; thence along the Northerly margin of the Pate tract, North 86 deg. 57'10" East 377.46 feet to a point in the westerly margin of a tract of land conveyed to Ronnie E. McCrary by deed of record in Book 5936, page 167, Register's Office for Davidson County, Tennessee, known as Parcel #062000129.00; thence along the westerly margin of McCrary, North 06 deg. 20' 52" West 183 feet to the point of beginning.

Being the same property conveyed to GLENN A. HARRIS and JUDITH G. HARRIS, husband and wife, by Warranty Deed of record from AARON ADAMS and CAROLYN ADAMS, husband and wife, in Instrument No. 20210922-0127143, Register's Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises, as well as the following:

Easement No. One to Tract No. One:
A certain Mutual Permanent Easement for Ingress and Egress, and Private and/or Public Water Line, Electric, Gas, and Private Service Line Easement for Sewer, being fifty (50) feet in width, and being more particularly described in Book 9501, page 940, Register's Office for Davidson County, Tennessee.
Easement No. Two to Tract No. One:
A certain Easement for Ingress and Egress over a portion of that certain property owned by William Joseph Jackson and wife, Joanne Jackson, in Book 9377, page 837, Register's Office for Davidson County, Tennessee, being more particularly described in Book 9885, page 626, Register's Office for Davidson County, Tennessee.

The aforesaid Easement No. One is subject to an Easement for Encroachment of Fence of record in Book 10856, page 885, Register's Office for Davidson County, Tennessee.

The aforesaid Easement No. One and Easement No. Two is subject to a Mutual Permanent Easement for Ingress and Egress and Private and/or Public Water Line, Electric, Gas, and Private Service Line Easement for Sewer conveyed to Phillip Dale Mahoney contained in Instrument #20030321-0046350 and Instrument #20030408-0046351, Register's Office for Davidson County, Tennessee.

The aforesaid Tract No. One is subject to a Mutual Permanent Easement for Ingress and Egress and Private and/or Public Water Line, Electric, Gas, and Private Service Line Easement for Sewer conveyed to Phillip Dale Mahoney contained in Instrument #20030321-0037859, Register's Office for Davidson County, Tennessee.

This is improved property known as 570 Hidden Acres Drive, Madison, Tennessee 37115.

Tennessee Certification of Electronic Document

I, ERIC J. SCOTT, 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 16. 2023 (date of document).

Signature

May 16. 2023
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16th day of May, 2023.

Notary Public
My Commission expires: 10/14/26

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026