Karen Johnson Davidson County
Batch# 1013868 DEEDQC
06/12/2023 09:34:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230612-0044345

THIS DOCUMENT PREPARED BY:

LAW OFFICE OF JOHN M. SCHWERI
39 PUBLIC SQUARE
COLUMBIA TN 38401

Map & Parcel No:
23-80

SEND TAX BILLS TO:

MICHAEL, JONNIE, & JOYCE SPEIGHT
5361 LICKTON PIKE
GOODLETTSVILLE, TN 37072

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONNIE MICHAEL SPEIGHT AND WIFE JOYCE C. SPEIGHT, (Grantors), by these presents do hereby quitclaim and convey unto JONNIE MICHAEL SPEIGHT, JOYCE C. SPEIGHT and MICHAEL LEWIS SPEIGHT (Grantees), and their heirs, successors, and assigns, as joint tenants with right of survivorship, of Grantors' right, title, and interest in and to certain tract (s) or parcel of land in Davidson County being more particularly described as follows, to wit:

TRACT 1

A certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described as follows, to-wit:

Beginning at a point in the center of an existing gravel road, said point being the southwest corner of the tract herein described and the southeast corner of the land of C. Wayne Bennett and wife, Constance Cummings Bennett, said point also being 790.1 feet in an easterly direction from the intersection of said gravel road with the easterly right-of-way line of Lickton Pike; thence from the point of beginning along the line of C. Wayne Bennett et ux N 01 deg. 14 min. E 178.4 feet to an iron pin, being a corner common to the land of C. Wayne Bennett et ux and the land of Charles L. Cummings et ux; thence along the line of Charles L. Cummings et ux S 88 deg. 46 min. E 153.0 feet to an iron pin; thence continuing along the line of Charles L. Cummings et ux N 01 deg. 14 min. E 294.9 feet to an iron pin in a fence line set at a point common to the land of Charles L. Cummings et ux and the land of Welbern Benton; thence with the fence line along the line of Welbern Benton S 89 deg. 56 min. E 208.8 feet to an iron pin in the fence line and being a corner of the land of Charles L. Cummings et ux; thence with the line of Charles L. Cummings et ux S 01 deg. 17 min. W 492.7 feet to an iron pin set in the center of a gravel road being a corner common to the land of Charles L. Cummings et ux and the land of Gerald B. Horton and wife, Mary Cummings Horton; thence along the line of the land of Gerald B. Horton et ux and the land of Thelma A. Cummings following the centerline of said gravel road as follows: S 84 deg. 10 min. W 23.7 feet, N 86 deg. 42 min. W 90.1 feet, S 68 deg. 58 min. W 69.9 feet, and N 76 deg. 05 min. W 187.6 feet to the point of beginning, containing 3.07 acres, more or less.

There is also conveyed herein a perpetual and assignable easement for the construction, operation, and maintenance of a water line over and along a strip of land 10 feet in width, lying 5 feet on either side of the following centerline:

Beginning at a point in a line between the above-described tract of land and the land of Charles L. Cummings et ux, said point being S 01 deg. 14 min. W 74 feet, more or less, from the most northwesterly corner of the above-described tract; thence from the point of beginning, through the land of Charles L. Cummings et ux N 84 deg. 46 min. W 828 feet, more or less, to the point of termination at the water line on Lickton Pike.

Being the same property conveyed to Jonnie Michael Speight and Joyce Cummings Speight, by deed from Charles L. Cummings and Dorothy Waggoner of record in Book 4491, pgs. 6-9, Register's Office for Davidson County, Tennessee.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

IN WITNESS WHEREOF we have hereunto set our hands on the 24th day of May, 2023.

JOHN M. SCHWERI STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Joyce Cummings Speight
Joyce Cummings Speight

Jonnie Michael Speight
Jonnie Michael Speight

STATE OF TENNESSEE

COUNTY DAVIDSON

Personally appeared before me, John Michael Schweri a Notary Public at Large, the within named Joyce C. Speight and Jonnie Michael Speight, the Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 24th day of May, 2023.

John M. Schweri
Notary Public

My commission expires: 2/22/27

JOHN M. SCHWERI STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Joyce Cummings Speight
Affiant

Sworn and subscribed before me, this the 24th day of May, 2023.

John M. Schweri
Notary Public

My commission expires: 5/24/23

JOHN M. SCHWERI STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY