# QUITCLAIM DEED

DM-C-23-7501

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF June, 20 23

Notary Public

MY COMMISSION EXPIRES 10/2/23

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Clyde Gensert and Christine Gensert | NEW OWNER | |
| (NAME) | (NAME) | 088 00 0 032 00 |
| 7501 Lakeview Dr | | 088-00-0-069 00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

***THE PURPOSE OF THIS INSTRUMENT IS COMBINE THE HEREIN REFERENCED TRACTS AND TO OBTAIN A SINGLE MAP & PARCEL NUMBER***

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, Clyde **Gensert and Christine Gensert, Husband and Wife,** hereinafter called the Grantors, by these presents do hereby convey, assign and quitclaim unto Clyde **Gensert and Christine Gensert, Husband and Wife** hereinafter called the Grantees, their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

(PARCEL 1)

A CERTAIN TRACT OR PARCEL OF LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY GEORGE W WATKINS, SURVEYOR, MAY 5, 1961, AS FOLLOWS·

BEGINNING AT AN IRON PIN ON THE SOUTHERLY MARGIN OF LAKEVIEW DRIVE AT THE NORTHWEST CORNER OF TRACT NO 2 CONVEYED TO OTHO LEE HUNT, ET UX, BY DEED FROM FRED WEBB JACKSON, ET UX, OF RECORD IN BOOK 3223, PAGE 410, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE SOUTHERLY MARGIN OF SAID DRIVE SOUTHWESTERLY 300 FEET, THENCE SOUTH 35 DEGREES 15 MINUTES EAST 438 FEET, THENCE NORTH 3 DEGREES EAST 29 FEET, THENCE SOUTH 84 DEGREES EAST 61 FEET TO A SNAG; THENCE NORTH 66 DEGREES 30 MINUTES EAST 250 FEET TO AN IRON PIN, THENCE NORTH 37 DEGREES WEST 489 FEET TO THE BEGINNING, CONTAINING 3 16 ACRES, MORE OR LESS

BEING THE SAME PROPERTY CONVEYED TO CLYDE R GENSERT AND WIFE, CHRISTINE M GENSERT, BY WARRANTY DEED FROM CHARLIE HARRISON AND WIFE, BONNIE HARRISON, OF RECORD IN BOOK 7232, PAGE 7, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE,

(PARCEL 2)
BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE LOCATED WEST OF RIVER ROAD, SOUTH OF LAKEVIEW DRIVE, BEING LOT NO. 20 OF MAP A REFERENCED ON THE FIRST PAGES OF THIS DEED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS·

BEGINNING AT AN IRON PIN SET IN THE CENTERLINE OF A T V A. TRANSMISSION LINE AND IN THE EAST LINE OF DAVID LEE SYNDER OF RECORD IN DEED BOOK 6157, PAGE 236, REGISTER'S OFFICE OF DAVIDSON COUNTY;
THENCE, WITH SAID SNYDER, N45 DEGREES 20'22" W, 17 04 FEET TO AN IRON PIN SET,
THENCE, N42 DEGREES 13'23" W, 100 00 FEET TO AN IRON PIN SET;
THENCE, WITH SAID SNYDER AND ALBERT SYNDER OF RECORD IN DEED BOOK 4847, PAGE 842, REGISTER'S OFFICE OF DAVIDSON COUNTY, N43 DEGREES 43'07" E, 187 57 FEET TO AN IRON PIN SET,
THENCE, N35 DEGREES 27'41" E, 49 00 FEET TO AN IRON PIN SET;

Karen Johnson Davidson County
Batch# 1014219 DEEDQC
06/12/2023 02 47 23 PM 2 pgs
Fees $12 00 Taxes $0 00
20230612-0044686

THENCE, N59 DEGREES 25'19' E, 108 55 FEET TO AN IRON IN SET IN THE SOUTHERLY LINE OF CLYDE GENSERT OF RECORD IN DEED BOOK 7232, PAGE 7, REGISTER'S OFFICE OF DAVIDSON COUNTY;
THENCE, WITH GENSERT, N15 DEGREES 28'38" E, 29 00 FEET TO AN IRON N SET;
THENCE, S77 DEGREES 13'41" E, 61 00 FEET TO AN IRON PIN SET,
THENCE, N67 DEGREES 42'03" E243 05 FEET TO AN IRON PIN SET,
THENCE, WITH LOT 21 S34 DEGREES 18'13" E, 369 22 FEET TO AN IRON PIN SET IN THE CENTERLINE OF T V A TRANSMISSION LINE;
THENCE, WITH SAID CENTERLINE, S80 DEGREES 00'43" W, 682 73 FEET TO THE POINT OF BEGINNING CONTAINING 174,530 SQUARE FEET OR 4 01 ACRES, MORE OR LESS, ACCORDING TO A SURVEY MADE BY CRAWFORD LAND SURVEYORS, P C DATED APRIL 24, 1998

BEING THE SAME PROPERTY CONVEYED TO CLYDE GENSERT AND WIFE, CHRISTINE GENSERT, BY WARRANTY DEED FROM WILLIAM E KANTZ, JR , OF RECORD IN BOOK 11002, PAGE 64, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **7501 Lakeview Dr, Nashville, Tennessee 37209**

Witness our hands this the 9 day of June, 2023

Clyde Gensert

Christine Gensert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLYDE GENSERT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 9 of June, 2023

Notary Public
My Commission Expires
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE GENSERT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 9 of June, 2023

Notary Public
My Commission Expires
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY