THIS INSTRUMENT PREPARED BY
DOUGLAS THOMPSON BATES, IV
ATTORNEY AT LAW
P.O. BOX 1
CENTERVILLE, TN 37033

Karen Johnson Davidson County
Batch# 1025827 DEEDQC
07/13/2023 11:05:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230713-0053731

QUITCLAIM DEED

THIS **QUITCLAIM DEED** MADE AND ENTERED into this 26th day of June 2023, by and between **DAVID E. MENSEL and wife, MARY FORD MENSEL**, citizens and residents of 21100 Captain Spence Road, Lyles, TN 37098, parties of the first part, hereinafter called **GRANTORS**, and **DAVID ERNST MENSEL AND MARY OLANNE FORD MENSEL, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE FORD-MENSEL FAMILY TRUST DATED APRIL 14, 2023, AND ANY AMENDMENTS THERETO**, with the mailing address of P.O. Box 518, Bon Aqua, TN 37025, party of the second part, hereinafter called **GRANTEE**, WITNESSETH:

For and in consideration of the sum of ONE AND NO/l00 ($l.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, **GRANTORS** convey and quitclaim unto the **GRANTEE**, all their right, title, and interest in and to the following described real estate, lying, situate, and being in Nashville, Davidson County, Tennessee, and more particularly bounded and described as follows, to wit:

MAP AND PARCEL: 093 05 0 144.00

Beginning at a Mag nail set on the westerly right-of-way line of Rosa L. Parks Avenue, 50 feet in width, at a corner common with the property conveyed to the State of Tennessee of record in Book 9204, page 240, also being Lot 1 on the National Life and Accident Insurance Company plan of record in Plat Book 4860, page 95, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly right-of-way line of Rosa L. Parks Avenue, South 27 deg 17 min 37 sec East, 311.85 feet to an iron rod set at the beginning of a radius return to Union Street;

Thence with said radius return with a curve to the right having a radius of 11.00 feet, a curve length of 17.14 feet, and a chord bearing and distance of South 17 deg 20 min 07 sec West, 15.46 feet to a PK nail set on the northerly right-of-way line of Union Street, width varies;

Thence with the northerly right-of-way line of Union Steet for the following two calls:

1) South 61 deg 57 min 51 sec West, 40.38 feet to a Chiseled "X" set,

2) With a curve to the left having a radius of 232.40 feet, a curve length of 130.08 feet and a chord bearing and distance of South 45 deg 55 min 44 sec West, 128.39 feet to a Chiseled "X" set on the easterly right-of-way line of Rosa L. Parks Boulevard, width varies;

Thence with the easterly right-of-way line of Rosa L. Parks Boulevard for the following five calls:

1) With a curve to the right having a radius of 413.50 feet, a curve length of 27.51 feet and a chord bearing and distance of North 38 deg 23 min 11 sec West, 27.50 feet to a point,

2) North 29 deg 37 min 47 sec West, 22.14 feet to an iron rod set,

3) South 62 deg 28 min 35 sec West, 3.26 feet to an iron rod set,

4) With a curve to the right having a radius of 1058.48 feet, a curve length of 168.55 feet and a chord bearing and distance of North 31 deg 55 min 08 sec West, 168.38 feet to a PK nail set,

5) North 27 deg 21 min 25 sec West, 142.72 feet to a PK nail set at a corner common with said Lot 1, The National Life and Accident Insurance Company;

Thence with the southerly line of said Lot 1, North 62 deg 28 min 35 sec East, 197.35 feet to the point of beginning; containing 64,321 square feet or **1 .477 acres**, more or less.

Being the same property in which a three (3.00%) percent interest was conveyed to Mary Ford Mensel, by deed of 301 Eighth Avenue, LLC, a Tennessee limited liability company, said deed dated June 10, 2016, recorded June 17, 2016, as Instrument No. 20160617-0061738, Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, **GRANTORS** have hereunto set their signatures on the day and date first above written.

DAVID E. MENSEL

MARY FORD MENSEL

STATE OF TENNESSEE]
] ss.:
COUNTY OF HICKMAN]

Personally appeared before me, Rita W. Murray, a Notary Public in and for said County and State, **DAVID E. MENSEL** and wife, **MARY FORD MENSEL,** the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing quitclaim deed for the uses and purposes therein set forth and contained.

WITNESS my hand and official seal at Centerville, Tennessee, this 26th day of June 2023.

RITA W. MURRAY NOTARY STATE OF TENNESSEE PUBLIC HICKMAN COUNTY

Rita W. Murray
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-30-25

STATE OF TENNESSEE]
] ss.:
COUNTY OF HICKMAN]

The actual consideration or value, whichever is greater, for this transfer is $00.00.

David E. Mensel
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26TH DAY OF JUNE 2023.

RITA W. MURRAY NOTARY STATE OF TENNESSEE PUBLIC HICKMAN COUNTY

Rita W. Murray
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-30-25

NAME AND ADDRESS OF PERSON
RESPONSIBLE FOR TAXES AND
RETURN QUITCLAIM DEED TO:
David and Mary Mensel
P.O. Box 518
Bon Aqua, TN 37025