Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Andy Maloney, Esq.
5120 Virginia Way, Suite B13
Brentwood, TN 37027

Address New Owner(s)
Stephen E. Degenhardt
5016 Edmondson Pike
Nashville, TN 37211

Send Tax Bills To:
Stephen E. Degenhardt
5016 Edmondson Pike
Nashville, TN 37211

Map & Parcel No.:
147-10-137

Karen Johnson Davidson County
Batch# 1028009 DEEDQC
07/19/2023 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230719-0055474

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Emma West,** ("Grantor") hereby quitclaim and convey unto **Stephen E. Degenhardt** ("Grantee"), his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Lot fronting 139 feet on the east side of the Owen and Windstead or Edmondson Pike, near Nashville, Tennessee, and running back between parallel lines eastwardly about 1567 feet, along the northerly boundary line of the lot now owned by Mrs. Richmond Taylor Martin, under the correction deed made by said Book 1357, page 496, of the Register's Office for Davidson County, Tennessee. Said lot to Mrs. Martin fronts 150 feet on the said pike and runs back between parallel lines 1567 feet, and along the extreme southerly boundary of Miss Willie Davis' property; which property was conveyed to Miss Willie Davis and her sister Miss Harriett Davis, July 11, 1916 by Sep Abbey and others by deed of record in Book 489, page 198 of said Register's Office. Said Miss Harriett Davis died Sept. 20, 1920 and by her will devised all her interest in said tract to Miss Willie Davis, as shown by said will of record in Will Book 40, page 282 of the county court of Davidson County, Tennessee. The lot herein conveyed to Mildred B. Powell adjoins said lot of Mrs. Martin on the north.

INCLUDED IN THE ABOVEDESCRIBED TRACT BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TWO TRACTS OF LAND:

TRACT 1:
Beginning at an iron pin in the common line between Lot Number 1 and Lot Number 2 of the Noah W. Cooper Subdivision and being in the westerly right of way of a proposed Subdivision road; thence easterly approximately 1053.0 feet, as measured along the common line of Lots 1 and 2 of the aforementioned subdivision to the common rear corner of Lots 1 and 2; thence northerly 134.0 feet to a point being the common rear corner of Lots 2 and 3 of the aforementioned subdivision; thence westerly approximately 955.0 feet to an iron pin in the westerly margin of the aforementioned proposed subdivision road, said point being 407.5 feet, as measured along the common line of Lots 2 and 3 from the right of way of Edmondson Pike; thence southwesterly with a curve having a radius of 375.0 feet with the westerly margin of said subdivision road 138.06 feet to the point of beginning, and containing 3.0 acres, more or less. Being the same property conveyed to James E. Adams by deed from T.M. Powell and wife, Mildred B. Powell of record in Book 3280, page 369, said Register's Office.

TRACT 2:
Beginning at a point, being the southwestern corner of property belonging to Mildred B. Powell, et vir, said point being common to Parcel 139 of Map 147-10, as recorded in Book 1392, page 339, of the R.O.D.C., Tennessee; thence northerly along the existing eastern right-of-way line of Edmondson Pike, North 40 deg. 38' East, for 139 more 'or

less feet to a point on the common property line of Parcel 136 and 137 of Map 147-10; thence along said property line South 73 deg. 12' East for 5.47 more or less feet; thence South 40 deg. 38' West, for 139.02 feet to a point of beginning and containing therein an area of 695 more or less square feet. Being the same property conveyed to the Metropolitan Government of Nashville and Davidson County by deed from Mildred B. Powell, a widow, of record in Book 7099, page 748, said Register's Office.

Being the same property conveyed to Emma West by Warranty Deed from Sean Lewis, married, of record in Instrument Number 20090407-0031771, Register's Office for Davidson County, Tennessee.

This is improved property known as 5016 Edmondson Pike, Nashville, TN 37211.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18 day of July, 2023.

Emma West

Emma West

STATE OF TENNESSEE
COUNTY OF Williamson

On this 18 day of July, 2023, before me, the undersigned, personally appeared **Emma West,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Linda M Smith My Commission Expires: 2/7/2026
NOTARY PUBLIC

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $-0-.

Stephen Degenhardt
AFFIANT

Subscribed and sworn to before me, this 18 day of July, 2023

Linda M Smith My Commission Expires: 2/7/2026
NOTARY PUBLIC

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 7/18/2023 (date of document).

Affiant Signature
Date 7/18/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 18 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 6/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY