Karen Johnson Davidson County
Batch# 1028012 DEEDQC
07/19/2023 10:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230719-0055478

# QUITCLAIM DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~CHEATHAM~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS - **$0.00** - .

AFFIANT

SUBSCRIBED AND SWORN TO ME ON July 19, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/2024

**THIS INSTRUMENT PREPARED BY**
**Hollingshead Title & Escrow**
**1720 West End, Suite 403**
**Nashville, TN 37203,**
File No.: 2494

| **ADDRESS OF NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP PARCEL** |
|---|---|---|
| ROSS HUDSON AND<br>MARY KATHERINE HUDSON<br>4384 Old Hickory Blvd.<br>Nashville, TN 378218 | **NEW OWNER** | **037-00, Part of Parcel 013.00** |

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I/We, **WILL COBLE, UNMARRIED**, hereinafter referred to as Grantor do hereby convey, remise, release and forever quitclaim our right, title and interest, unto, **ROSS HUDSON AND MARY KATHERINE HUDSON, HUSBAND AND WIFE**, my right, title and interest, unto, hereinafter referred as Grantee, her Heirs and Assigns, a certain tract or parcel of land in Cheatham County, State of Tennessee, described as follows, to-wit:

BEING a tract of land in the First Councilmanic District of Davidson County, Tennessee, and located on the south side of Higdon Road, and being located west of Grays Point Road, and being southwest of Ridge Road, and being located North of Little Marrowbone Road, and being part of Parcel 013.00, as shown on Davidson County Tax Map 037-00, belonging to Will Coble, as evidenced in Instrument 20171114-0116874, in the Register's Office of Davidson County, Tennessee (RODCT), and being more particularly described as follows:

BEGINNING, at an existing iron pin on the south margin of Higdon Road, said iron pin being the northwest corner of said Parcel 013.00, and said iron pin being the northeast corner of Parcel 002.00, as shown on Davidson County Tax Map 037-00, belonging to Vincent Thomas Scalf, as evidenced in Instrument 20151119-0017471, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being located at State Plane Coordinates North 708,776.35 and East 1,686,646.59, and said iron pin being the westernmost corner of the property herein described, thence;

1. With the south margin of Higdon Road, and with the north line of the property herein described, North 51° 32' 41" East a distance of 5.27 feet to point, and said point being the beginning of a curve to the right, thence;

2. Continuing with said south margin of Higdon Road, and with the north line of the property herein described, and along the curve to the right (said curve having a radius of 141.86 feet, and said curve having a chord bearing of North 80° 00' 57" East, and said curve having a chord length of 135.08 feet), a distance of 140.78 feet to a point, thence;

3. Continuing with said south margin, and with the north line of the property herein described, South 71° 33' 14" East a distance of 122.20 feet to a point, said point being the beginning of a curve to the right, thence;

4. Continuing with the south margin, and with the north line of the property herein described, and along the curve to the right (said curve having a radius of 9303.90 feet, and said curve having a chord bearing of South 70° 16' 18" East, and a chord length of 416.39 feet), a distance of 416.42 feet to a point, said point being the beginning of a curve to the left, thence;
5. Continuing with the south margin of Higdon Road, and with the north line of the property herein described, and along the curve to the left (said curve having a radius of 850.12 feet, and said curve having a chord bearing of South 74° 06' 00" East, and said curve having a chord length of 151.45 feet), a distance of 151.65 feet to an iron pin, and said iron pin being the northeast corner of the property herein described, thence;

6. Leaving the margin of Higdon Road, and severing said Parcel 013.00, and with the east line of the property herein described, South 12° 00' 00" West, a distance of 370.26 feet to an iron pin, said iron pin being the southeast corner of the property herein described, thence;

7. Continuing to sever Parcel 013.00, and with the south line of the property herein described, North 87° 02' 29" West, a distance of 473.26 feet to an iron pin, said iron pin being on the east line of the aforementioned Parcel 002.00, and said iron pin being the southwest corner of the property herein described, thence;

8. With the east line of Parcel 002.00, and with the west line of the property herein described, North 35° 53' 31" West, a distance of 26.10 feet to a point, thence;

9. Continuing with the east line of Parcel 002.00, and with the west line of the property herein described, North 37° 18' 25" West, a distance of 41.13 feet to a point, thence;

10. Continuing with the east line of Parcel 002.00, and with the west line of the property herein described, North 19° 51' 16" East, a distance of 16.40 feet to a point, thence;

11. Continuing with the east line of Parcel 002.00, and with the west line of the property herein described, North 27° 43' 51" West, a distance of 27.24 feet to a point, thence;

12. Continuing with the east line of Parcel 002.00, and with the west line of the property herein described, North 34° 52' 13" West, a distance of 42.12 feet to a point, thence;

13. Continuing with the east line of Parcel 002.00, and with the west line of the property herein described, North 23° 31' 42" West, a distance of 44.04 feet to a point, thence;

14. Continuing with the east line of Parcel 002.00, and with the west line of the property herein described, North 03° 53' 15" West, a distance of 33.86 feet to a point, thence;

15. Continuing with the east line of Parcel 002.00, and with the west line of the property herein described, North 16° 26' 18" West, a distance of 40.70 feet to an iron pin, thence;

16. Continuing with the east line of Parcel 002.00, and with the west line of the property herein described, North 16° 46' 25" West, a distance of 90.29 feet to an iron pin, thence;

17. Continuing with the east line of Parcel 002.00, and with the west line of the property herein described, North 28° 47' 30" West, a distance of 223.16 feet to an iron pipe, thence;

18. Continuing with the east line of Parcel 002.00, and with the west line of the property herein described, North 28° 47' 30" West, a distance of 9.79 feet to an iron pin, said iron pin being the point of BEGINNING. Containing 295,760 square feet, 6.7897 acres, more or less, according to a survey by Jesse E. Walker, Tennessee Registered Land Surveyor 1486, dated May 2, 2023.

BEING the same property conveyed to Will Coble, unmarried, by Warranty Deed from Stacy Whitlow, married, and Jonathan Boggs, married, dated November 10, 2017 and recorded November 14, 2017 of record in Instrument No. 20171114-0116874, Register's Office for Davidson County, Tennesee

**Grantor, by execution of this Quitclaim Deed, and Grantee, by acceptance of and/or filing of this Quitclaim Deed, hereby acknowledge that this Deed was prepared from information provided by the parties involved, and**

**preparer makes no representation or warranty as to the state of title or the accuracy of the legal description herein and that no title insurance is being provided.**

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

*[SIGNATURE PAGE OF THE QUITCLAIM DEED]*

Witness my/our hand this the 18 day of July, 2023.

Will Coble

Will Coble

STATE OF Tennessee

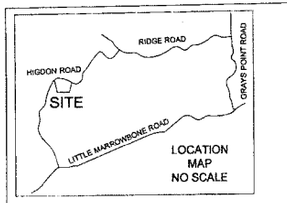
COUNTY OF Davidson

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

Witness my hand and official seal at office the 18 day of July 2023

Notary Public
My Commission Expires: 3/3/2024

AMY M. STEPP
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.







**PROPERTY DESCRIPTION**

**MAP 037-00, PART OF PARCEL (013.00)**

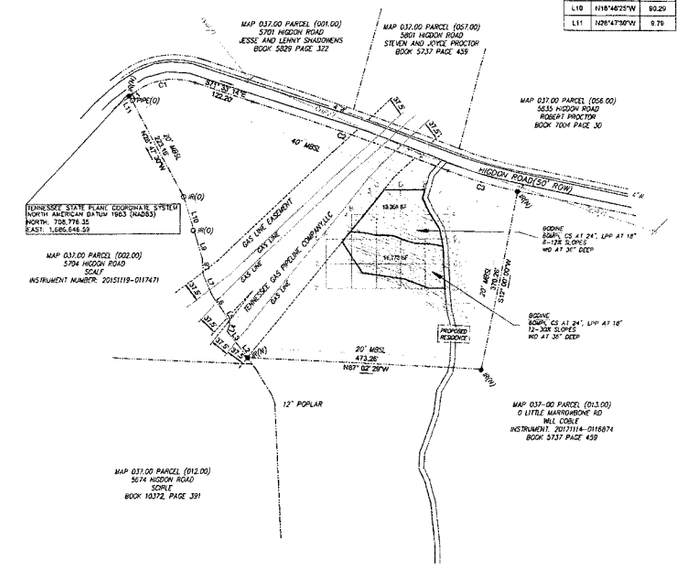
BEING A TRACT OF LAND IN THE FIRST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LOCATED ON THE SOUTH SIDE OF HIGDON ROAD, AND BEING LOCATED WEST OF GRAYS POINT ROAD, AND BEING SOUTHWEST OF RIDGE ROAD, AND BEING LOCATED NORTH OF LITTLE MARROWBONE ROAD, AND BEING PART OF PARCEL 013.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 037-00, BELONGING TO WILL COBLE AS EVIDENCED IN INSTRUMENT 20171114-0116874, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT AN EXISTING IRON PIN ON THE SOUTH MARGIN OF HIGDON ROAD, SAID IRON PIN BEING THE NORTHWEST CORNER OF SAID PARCEL 013.00, AND SAID IRON PIN BEING THE NORTHEAST CORNER OF PARCEL 022.00, AS SHOWN ON DAVIDSON COUNTY TAX MAP 037-00, BELONGING TO VINCENT THOMAS BOAZ, AS EVIDENCED IN INSTRUMENT 20171114-0116873, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODCT), AND SAID IRON PIN BEING LOCATED AT STATE PLANE COORDINATE (NORTH) 705,776.35 AND EAST 1,686,646.59, AND SAID IRON PIN BEING THE WESTERNMOST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE,

1. WITH THE SOUTH MARGIN OF HIGDON ROAD, AND WITH THE NORTH LINE OF THE PROPERTY HEREIN DESCRIBED, NORTH 51° 32' 41" EAST A DISTANCE OF 6.37 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT; THENCE,
2. CONTINUING WITH SAID SOUTH MARGIN OF HIGDON ROAD, AND WITH THE NORTH LINE OF THE PROPERTY HEREIN DESCRIBED, AND ALONG THE CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 141.86' FEET, AND SAID CURVE HAVING A CHORD BEARING OF NORTH 89° 59' 57" EAST, AND SAID CURVE HAVING A CHORD LENGTH OF 138.06' FEET), A DISTANCE OF 140.78 FEET TO A POINT; THENCE,
3. CONTINUING WITH SAID SOUTH MARGIN, AND WITH THE NORTH LINE OF THE PROPERTY HEREIN DESCRIBED, SOUTH 71° 59' 16" EAST A DISTANCE OF 122.83 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT; THENCE,
4. CONTINUING WITH THE SOUTH MARGIN, AND WITH THE NORTH LINE OF THE PROPERTY HEREIN DESCRIBED, AND ALONG THE CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 8965.92' FEET, AND SAID CURVE HAVING A CHORD BEARING OF SOUTH 70° 19' 16" EAST, AND A CHORD LENGTH OF 418.39 FEET), A DISTANCE OF 418.43 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT; THENCE,
5. CONTINUING WITH THE SOUTH MARGIN OF HIGDON ROAD, AND WITH THE NORTH LINE OF THE PROPERTY HEREIN DESCRIBED, AND ALONG THE CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 685.12' FEET, AND SAID CURVE HAVING A CHORD BEARING OF SOUTH 74° 26' 59" EAST, AND SAID CURVE HAVING A CHORD LENGTH OF 151.45 FEET), A DISTANCE OF 151.65 FEET TO AN IRON PIN, AND SAID IRON PIN BEING THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE,
6. LEAVING THE MARGIN OF HIGDON ROAD, AND SEVERING SAID PARCEL 013.00, AND WITH THE EAST LINE OF THE PROPERTY HEREIN DESCRIBED, SOUTH 13° 00' 50" WEST, A DISTANCE OF 370.26 FEET TO AN IRON PIN, SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE,
7. CONTINUING TO SEVER PARCEL 013.00, AND WITH THE SOUTH LINE OF THE PROPERTY HEREIN DESCRIBED, NORTH 87° 02' 29" WEST, A DISTANCE OF 473.26 FEET TO AN IRON PIN, SAID IRON PIN BEING ON THE EAST LINE OF THE ABOVEMENTIONED PARCEL 022.00, AND SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE,
8. WITH THE EAST LINE OF PARCEL 022.00, AND WITH THE WEST LINE OF THE PROPERTY HEREIN DESCRIBED, NORTH 39° 52' 31" WEST, A DISTANCE OF 38.10 FEET TO A POINT; THENCE,
9. CONTINUING WITH THE EAST LINE OF PARCEL 022.00, AND WITH THE WEST LINE OF THE PROPERTY HEREIN DESCRIBED, NORTH 31° 18' 25" WEST, A DISTANCE OF 41.13 FEET TO A POINT; THENCE,
10. CONTINUING WITH THE EAST LINE OF PARCEL 022.00, AND WITH THE WEST LINE OF THE PROPERTY HEREIN DESCRIBED, NORTH 16° 24' 19" EAST, A DISTANCE OF 16.40 FEET TO A POINT; THENCE,
11. CONTINUING WITH THE EAST LINE OF PARCEL 022.00, AND WITH THE WEST LINE OF THE PROPERTY HEREIN DESCRIBED, NORTH 27° 43' 51" WEST, A DISTANCE OF 27.24 FEET TO A POINT; THENCE,
12. CONTINUING WITH THE EAST LINE OF PARCEL 022.00, AND WITH THE WEST LINE OF THE PROPERTY HEREIN DESCRIBED, NORTH 34° 52' 13" WEST, A DISTANCE OF 42.12 FEET TO A POINT; THENCE,
13. CONTINUING WITH THE EAST LINE OF PARCEL 022.00, AND WITH THE WEST LINE OF THE PROPERTY HEREIN DESCRIBED, NORTH 23° 31' 42" WEST, A DISTANCE OF 44.04 FEET TO A POINT; THENCE,
14. CONTINUING WITH THE EAST LINE OF PARCEL 022.00, AND WITH THE WEST LINE OF THE PROPERTY HEREIN DESCRIBED, NORTH 03° 53' 15" WEST, A DISTANCE OF 33.88 FEET TO A POINT; THENCE,
15. CONTINUING WITH THE EAST LINE OF PARCEL 022.00, AND WITH THE WEST LINE OF THE PROPERTY HEREIN DESCRIBED, NORTH 15° 20' 18" WEST, A DISTANCE OF 40.70 FEET TO AN IRON PIN; THENCE,
16. CONTINUING WITH THE EAST LINE OF PARCEL 022.00, AND WITH THE WEST LINE OF THE PROPERTY HEREIN DESCRIBED, NORTH 18° 46' 25" WEST, A DISTANCE OF 90.29 FEET TO AN IRON PIN; THENCE,
17. CONTINUING WITH THE EAST LINE OF PARCEL 022.00, AND WITH THE WEST LINE OF THE PROPERTY HEREIN DESCRIBED, NORTH 26° 47' 30" WEST, A DISTANCE OF 223.19 FEET TO AN IRON PIN; THENCE,
18. CONTINUING WITH THE EAST LINE OF PARCEL 022.00, AND WITH THE WEST LINE OF THE PROPERTY HEREIN DESCRIBED, NORTH 36° 47' 30" WEST, A DISTANCE OF 6.70 FEET TO AN IRON PIN, SAID IRON PIN BEING THE POINT OF BEGINNING CONTAINING 295,700 SQUARE FEET, 6.7867 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY JESSE E. WALKER, TENNESSEE REGISTERED LAND SURVEYOR #486, DATED MAY 2, 2023.

## LEGEND

- ☐ CONCRETE MONUMENT EXISTING
- ■ CONCRETE MONUMENT PROPOSED
- ○ IRON ROD OLD
- ● IRON ROD NEW
- ○ SANITARY SEWER MANHOLE EXISTING
- ● SANITARY SEWER MANHOLE PROPOSED
- — SS — EXISTING SANITARY SEWER LINE
- — SS — PROPOSED SANITARY SEWER LINE
- — RCP — REINFORCED CONCRETE PIPE
- — RCP — PROPOSED REINFORCED CONCRETE PIPE
- — CMP — CORRUGATED METAL PIPE
- — CMP — PROPOSED CORRUGATED METAL PIPE
- —⊖— GAS VALVE
- — G — GAS LINE
- — G — PROPOSED GAS LINE
- —⊖— WATER VALVE
- — W — WATER LINE
- — W — PROPOSED WATER LINE
- ● PROPOSED FIRE HYDRANT
- — OHP — OVERHEAD POWER
- — OHT — OVERHEAD TELEPHONE
- — OHP/T — OVERHEAD TEL & POWER
- — UGP — UNDERGROUND POWER
- — UGT — UNDERGROUND TELEPHONE
- JP UTILITY POLE




0 100 200 300 500

1 INCH = 100 FEET

SCALE

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1 | 141.86' | 140.78' | 135.06' | N89°00'57"E | 056°51'36" |
| C2 | 9303.90' | 418.42' | 418.39' | S70°18'18"E | 002°33'02" |
| C3 | 850.12' | 151.65' | 151.45' | S74°06'00"E | 010°13'15" |

| Line Table | | |
|---|---|---|
| Line # | Bearing | Distance |
| L1 | N51°32'41"E | 5.27 |
| L2 | N35°53'31"W | 36.10 |
| L3 | N37°18'25"W | 41.13 |
| L4 | N19°51'18"E | 16.40 |
| L5 | N27°43'51"W | 27.24 |
| L6 | N34°52'13"W | 42.12 |
| L7 | N23°31'42"W | 44.04 |
| L8 | N03°53'15"W | 33.88 |
| L9 | N15°20'18"W | 40.70 |
| L10 | N18°46'25"W | 90.29 |
| L11 | N26°47'30"W | 9.79 |

*GENERAL SURVEY NOTES*

1. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH AS THERE MAY BE INFORMATION NOT AVAILABLE TO THE SURVEYOR AT THIS TIME. NO TITLE FURNISHED TO THIS SURVEYOR.
2. ALL DISTANCES WERE MEASURED WITH ELECTRONIC MEASURING EQUIPMENT AND ARE CORRECTED FOR TEMPERATURE AND BAROMETRIC PRESSURE.
3. TOTAL AREA WITHIN BOUNDARY IS 295,700 SQUARE FEET OR 6.7867 ACRES.
4. NUMBERS SHOWN THUS (013.00) REFER TO PARCEL NUMBERS ON DAVIDSON COUNTY TAX MAP 037-00.
5. NO PORTION OF THIS PROPERTY IS IN A FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A FLOOD INSURANCE RATE MAP NUMBER 47037C0085J, DATED FEBRUARY 25, 2022.
6. BEARINGS AND ELEVATIONS ARE BASED UPON A GPS SURVEY BY JESSE E. WALKER, RLS DATED JUNE 30, 2021.
7. MINIMUM BUILDING SETBACK LINES ARE TO BE DETERMINED BY THE DAVIDSON COUNTY ZONING REGULATIONS.
8. LOCATIONS OF UTILITIES SHOWN WERE DETERMINED FROM PUBLIC RECORDS AND OR EVIDENCE OF SAME FOUND ON THE GROUND. THEY ARE APPROXIMATE ONLY, AND ARE INTENDED TO SHOW ONLY GENERAL LOCATION. ALL WORK WHERE PRECISE MEASUREMENTS ARE REQUIRED, WILL REQUIRE LOCATIONS TO BE FIELD VERIFIED. IF EXCAVATION IS INTENDED, CONTACT TENNESSEE 1-CALL AT 1-615-366-1967, OR 1-800-351-1111.

*SURVEYOR'S CERTIFICATE*

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE, ON THE GROUND, USING THE LATEST RECORDED DEED, CITY PLAT BOOKS, AND EVIDENCE OF SAME FOUND ON THE GROUND, AND OTHER INFORMATION AS AVAILABLE, AND THAT THERE ARE NO ENCROACHMENTS/PROJECTIONS OTHER THAN THOSE SHOWN, AND THAT THE SURVEY MEETS OR EXCEEDS THE REQUIREMENT OF A CATEGORY "I" SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF 1:10,262 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR THE LAND SURVEYORS; AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE 05-02-2023

JESSE E. WALKER, TENN.RLS #1486
P.O. BOX 210456
NASHVILLE, TN 37221
1-615-646-8228

BOUNDARY SURVEY OF
0 HIGDON ROAD
DAVIDSON COUNTY, NASHVILLE, TENNESSEE
WILL COBLE
INSTRUMENT: 20170703-0066591
FIRST COUNCILMANIC DISTRICT OF
METROPOLITAN NASHVILLE
MAP 037-00 PART OF PARCEL (013.00)

ZONED: AR2A

BOUNDARY SURVEY OF
0 LITTLE MARROWBONE ROAD
FOR WILL COBLE

CITY: NASHVILLE | DISTRICT: FIRST | STATE: TENNESSEE
MAP 90: 037.00 | PART OF 013.00 | MAP PK:
PARCEL NO(S): | COUNTY: DAVIDSON | PAGE:
DEED BK.: 20171114-0116874 | PAGE:
JOB NUMBER: 21191

JESSE WALKER ENGINEERING
Professional Survey & Engineering Services
P.O.Box 210456, Nashville, TN 37221-0456
Phone: (615) 646-8228 Fax: (615) 646-8828
Website: www.jesse-walker.com

DATE 05-02-2023
21191001
DRAWING NUMBER
C 1.00
1 OF 1
SHEET NUMBER

20230719005547B