Karen Johnson Davidson County
Batch# 1029608 DEEDQC
07/24/2023 09:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230724-0056653

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me
this 13th day of June, 2023.

NOTARY PUBLIC
My Commission Expires: 9/8/2025

ADDRESS OF NEW OWNER:
Albert U. Tieche, II and Jennifer Tieche
599 Hidden Acres Drive
Madison, TN 37115

SEND TAX BILLS TO:
New Owner

Map & Parcel: 62-99

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Jennifer Tieche**, Grantor, does hereby quitclaim and convey all of her undivided right, title and interest, to the hereinafter described property to **Albert U. Tieche, II and Jennifer Tieche, husband and wife**, Grantee. Said property conveyed herein is described as follows:

SEE ATTACHED EXHBIT "A"

This is real property commonly known as 599 Hidden Acres Drive, Madison, Tennessee 37115.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 13th day of ~~June~~ July, 2023.

Jennifer Tieche

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jennifer Tieche, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 13th day of ~~June~~ July, 2023.

Notary Public

My Commission Expires: 9/8/2025

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in the 10th Councilmanic District of Davidson County, Tennessee, and described according to an unrecorded survey by Ray G. Cole, Registered Land Surveyor No. 924, dated November 3, 1995, as follows:

Beginning at a point in the center of Hidden Acres Drive, the most northeast corner of this tract, and being the most southeast corner of William Joseph Jackson and wife, Joanne Jackson, Deed Book 9377, Page 837, RODCT; thence South 8 deg. 59' 10" East passing a concrete monument at 50.00 feet, a corner to Lot 15, Neely's Bend Acres, Section Two, Plat Book 6200, 864, RODCT, and in all a total of 295.95 feet to an iron pin found, the most southwest corner of Lot 15; thence continuing with said Lot, North 81 deg. 06' 45" East 178.22 feet to an iron pin found, a common corner to Lots No. 14 and 15; thence with Lot 14, South 89 deg. 13' 57" East 135.95 feet to an iron pin found, a corner to said Lot 14; thence South 5 deg. 17' 36" East 85.77 feet to an iron pin found, a corner to Steven B. Parker, Deed Book 7400, Page 152, RODCT; thence South 6 deg. 00' 15" East 356.61 feet to an iron pin set; thence continuing with said Parker, South 79 deg. 47' 12" West 110.65 feet to an iron pin found, a corner to said Parker, and a corner to Aaron Adams and wife, Carolyn Adams, Deed Book 9501, Page 943, RODCT; thence with Adams and crossing a pond, North 42 deg. 32' 12" West 347.51 feet to a point on the center of a drain culvert; thence continuing with said Adams, South 85 deg. 22' 58" West 394.44 feet to a point in a drain, a corner to said Adams at the edge of the Cumberland River; thence with said River, North 3 deg. 13' 48" West 529.12 feet to a point at the edge of said River and in the center of a drain, a corner to said Jackson; thence with said Jackson for the next three calls as follows: thence with a curve to the left having a radius of 125.20 feet, an arc length of 188.44 feet, and a chord of South 61 deg. 59' 03" East 171.15 feet to a point in a drain; thence North 34 deg. 38' 55" East 33.93 feet to a point in said drain; thence North 82 deg. 16' 35" East passing an iron pin set at 145.20 feet, the top of a bank above drain, and in all a total of 194.73 feet to the beginning, containing 6.73 acres, more or less.

Being the same property conveyed to Jennifer Tieche from Albert U. Tieche, II and wife, Jennifer Tieche, by Quitclaim Deed, of record in Book 11441, Page 368, Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 13, 2023.

J. Carlton Drumwright

7/13/23
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 7/13/23.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY