Karen Johnson Davidson County
Batch# 1041090 DEEDQC
08/22/2023 10 40 31 AM 3 pgs
Fees $17 00 Taxes $0 00
20230822-0065444

THIS INSTRUMENT PREPARED BY:
Aaron R. Winters, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

THE INFORMATION CONTAINED HEREIN WAS SUPPLIED BY THE PARTIES HERETO WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER OF THIS DEED MAKES NO WARRANTY AS TO STATE OF TITLE TO THE PROPERTY CONVEYED HEREIN OR TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Douglas Scott Carlson, Trustee of the Trust of Douglas Carlson and Carol Yoshii u/a/d September 1, 2000 6495 Lickton Pike Goodlettsville, Tennessee 37072	Same	012-00-0-026 00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10 00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DOUGLAS SCOTT CARLSON, a resident of the State of Tennessee ("Grantor"), by these presents, transfers and conveys unto DOUGLAS SCOTT CARLSON, TRUSTEE OF THE TRUST OF DOUGLAS CARLSON AND CAROL YOSHII U/A/D SEPTEMBER 1, 2000 ("Grantee"), that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE FULL DESCRIPTION ON ATTACHED EXHIBIT A.

The Subject Property is improved property known as 6495 Lickton Pike, Goodlettsville, Tennessee 37072. The Subject Property is conveyed to Grantee, its successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis

<Signatures and notary acknowledgments appear on the following page >

IN WITNESS WHEREOF, I have hereunto set my signatures to be effective as of August 16, 2023.

GRANTOR:

DOUGLAS SCOTT CARLSON

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared DOUGLAS SCOTT CARLSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 16 day of August, 2023.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 10-21-2025

Notary Public

My Commission Expires: 10/21/25

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), no transfer tax is due for the recording of this instrument.

AFFIANT

Sworn to and subscribed before me, this 16 day of August, 2023

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 10-21-2025

Notary Public

My Commission Expires: 10/21/25

EXHIBIT A

LEGAL DESCRIPTION

LAND in the 10th Council District of Davidson County and being a portion of land conveyed to Mark and Kelly Morris DB 20220309 0026849 R.O.D.C.T. and more accurately described by a survey done by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 08/18/22:

BEGINNING at an existing iron pin in the southerly margin of Lickton Pike, said pin a common corner to Tract 2 of the same survey and being the most northeast corner of herein described tract; Thence now leaving said margin with Tract 2 for the next 3 calls: S 17° 16' 38" W 343.28 feet to a set iron pin; Thence S 44° 39' 19" E 285.25 feet to set iron pin; Thence S 22° 22' 01" E 84.77 feet to an existing iron pin, said pin being in the northerly line of Yvonne Leggett AF- 20160302 0020069 R.O.D.C.T.; Thence now leaving said Tract 2 with said Leggett S 72° 46' 31" W 137.51 feet to an existing pipe, said pipe being a common corner to Robin Ott WB- 20030508 0061513 R.O.D.C.T.; Thence now leaving said Leggett with said Ott for the next 5 calls: S 72° 51' 54" W 416.48 feet to an existing iron pin; Thence N 13° 54' 15" E 166.88 feet to a (point); Thence N 02° 06' 53" W 141.77 feet to a (point) in the southerly margin of Lickton Pike; Thence now leaving said Ott with said margin for the next 2 calls. N 74° 19' 33" E 230.178 feet to a point; Thence with a curve to the right with a radius of 1104.36 feet and having a chord bearing and chord of N 77° 40' 07" E 130.12 feet to the point of beginning.

TOGETHER WITH AN INGRESS/EGRESS EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point at the southeast corner of a fifty (50) foot strip of land conveyed to William T. Carlisle and wife, Leona Carlisle by deed of record in Book 6769, Page 650, and re-recorded in Book 7123, Page 816, Register's Office for Davidson County, Tennessee, and running South 14° 16' 54" West 84.43 feet to a point, being the BEGINNING POINT of the herein easement; thence from said Beginning Point, South 2° 10' 00" E 64.32 feet to a point; thence North 73° 02' 23" East 62.20 feet to a point; thence North 22° 50' 00" East 109.65 feet to a point; thence North 19° 50' 00" East 147.09 feet to a point; thence along a curve having a radius of 100.00' a distance of 58.18 feet to a point; thence North 53° 10' 00" East 186.00 feet to a point; thence along a curve having a radius of 55.00' a distance of 65.05 feet to a point as described in Book 7216, Page 513, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Douglas Scott Carlson by Warranty Deed from Mark Morris and Kelley Morris, husband and wife, of record as Instrument No. 20230201-0007326, in the Register's Office for Davidson County, Tennessee.