Karen Johnson Davidson County
Batch # 1085596 DEEDQC
12/27/2023 09:46:31 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231227-0099193

**BOX 10-A**

This Instrument Prepared By:
J. Greg Hardeman
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Charles Arthur Dean<br>901 Moreland Hills Drive<br>Mt. Juliet, TN 37122 | Same | Tract 1: Map/ Parcel: 096-09-0-157.00<br>Tract 2: Map/ Parcel: 096-09-0-202.00<br>Tract 3: Map/ Parcel: 096-09-0-201.00 |

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **Charles Arthur Dean**, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Charles Arthur Dean and wife, Deborah Leah Dean**, the following tracts of land in Davidson County, Tennessee described as follows:

**Being a part of the property conveyed as a one-half interest to Charles Arthur Dean and wife, Leah Dean, tenants by the entirety and a one-half interest to Betty Ruth Dean as tenant in common as to the below described property by deed of record in Instrument No. 20131226-0130012, Register's Office for Davidson County, Tennessee.**

**The said Betty Ruth Dean has since died with her will devising her undivided interest in the herein described property to Charles Arthur Dean (Davidson County Probate Court Docket No. 23P-259), and pursuant to Executor's Deed of record in Instrument No. 20230831-0068240, Register's Office for Davidson County, Tennessee.**

**This is improved property known as 413, 415 and 417 Donelson Pike, Nashville, Tennessee 37214.**

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

Witness my hand this 22 day of December, 2023.

Charles Arthur Dean

Charles Arthur Dean

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Arthur Dean,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of December, 2023.

Notary Public

My Commission Expires: _____

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Charles Arthur Dean
Affiant

Subscribed and sworn to before me, this the 22 day of December, 2023.

Notary Public

My Commission Expires: _____

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/3/25

## "EXHIBIT A"

**Tract I:**
**Map & Parcel #096-09-0-157.00**

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 1 of Twin Lawn Subdivision as shown by Plan of record in Book 2331, Page 9, Register's Office for said County, described as follows:

Lot No. 1 is at the northeast corner of Donelson Pike and Lakeland Drive and is more particularly described as follows:

Beginning at a point in the northerly margin of Lakeland Drive at the common corners of Lots Nos. 1 and 20; thence in a westerly direction along the northerly margin of Lakeland Drive a distance of 250.2 feet to a monument; thence in a northwesterly direction around a curve with a radius of 25 feet a distance of 39.4 feet to a monument in the easterly margin of Donelson Pike a distance of 90.9 feet to a point at the common corners of Lots Nos. 1 and 2; thence in an easterly direction along the line dividing Lots Nos. 1 and 2 a distance of 275.3 feet to a point in the westerly margin of Lot No. 20; thence in a southerly direction along the line dividing Lots Nos. 20 and 1 a distance of 115 feet to the point of beginning.

Lot No. 19 fronts 86 feet on the northerly side of Lakeland Drive and runs back between lines 235.4 feet on the westerly side and 231.9 feet on the easterly side to a dead line in the rear and measures 95 feet on said dead line.

Lot No. 20 fronts 87 feet along the northerly side of Lakeland Drive and runs back between lines 240.7 feet on the westerly side and 235.4 feet on the easterly side to a dead line in the rear and measures 73.8 feet on said dead line.

**This is improved property known as: 413 Donelson Pike, Nashville, TN 37214.**

**Tract II**
**Map & Parcel #096-09-0-202.00**

Land in Davidson County, Tennessee, lying in the Third Civil District, described as follows, to wit;

Beginning at a point in the easterly margin of Donelson Pike at the Southeast corner of the intersection of said Pike and Lakeland Drive, said point being also the beginning of a curve having a radius of 25 feet; thence northeasterly around said curve 39.2 feet to a point in the southerly margin of said Drive; thence with the southerly margin of said Drive South 87°10' East 414.3 feet to a point in said southerly margin of said Drive; thence continuing with said margin of said Drive and with a slight curve thereof, easterly 60.6 feet to a point, said point being the Northwest corner of Lot No. 91 on the Plan of Twin Lawn as of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Lot No. 91 South 3° 04' West 180 feet to a point in said line; thence

North 87° 10' West 493.75 feet, more or less, to a point in the easterly margin of Donelson Pike; thence with the easterly margin of said Pike North 3° 04' East 156.25 feet, more or less, to the point of beginning.

**This is improved property known as: 415 Donelson Pike, Nashville, TN 37214.**

**Tract III**
**Map & Parcel #096-09-0-201.00**

Land in the 3rd Civil District of Davidson County, Tennessee, as follows:

Shown as Parcel No. 201 on Map 96-9 on the Property Map and Records System, Davidson County, Tennessee, described as follows: Beginning at a point a common corner with property as conveyed to Arthur F. Dean and wife, Karleen B. Dean, by deed of record in Book 2341, Page 159, Register's Office for Davidson County, Tennessee, said point being in the easterly margin of Donelson Pike; thence easterly with the line of said Dean 474.32 feet, more or less, to the westerly boundary line of Twin Lawn Subdivision as of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee; thence southerly with said westerly boundary line of Twin Lawn Subdivision 177 feet, more or less to a point; thence westerly with line of Perry Heights Church of Christ property 490 feet, more or less, to a point in the easterly margin of Donelson Pike; thence northerly with said margin of Donelson Pike 178.3 feet, more or less, to point of beginning.

**This is improved property known as: 417 Donelson Pike, Nashville, TN 37214.**