Karen Johnson
Batch # 1097205
02/02/2024 09:33:29 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240202-0007386

This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Amy Lynn Henry and Shawn Ray Henry 511 Jocelyn Hollow Court Nashville, TN 37205	NEW OWNER	129-01-0-019.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees, the receipt of which is hereby acknowledged, We, **Gregory P. Hayden and Sandra K. Hayden, husband and wife,** the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Amy Lynn Henry and Shawn Ray Henry, wife and husband,** the **Grantees** herein, their successors and assigns, all of our right, title, and interest in and to the following described real property in Davidson County, Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This is improved real property with a mailing address of: 511 Jocelyn Hollow Court, Nashville, TN 37205.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 31ST day of January, 2024.

Gregory P. Hayden

Sandra K. Hayden

[NOTARY SECTION TO FOLLOW]

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gregory P. Hayden and Sandra K. Hayden,** the within named bargainors, 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 this the 31st day of January, 2024.

Notary Public

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

My Commission Expires: 4/7/25

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Tomeka L. Clark
Affiant

Subscribed and sworn to before me this 1st day of February, 2024.

Tracey Perry
Notary Public

My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Being a Parcel of land situated in Davidson County, Tennessee, Being the Tax Parcel Map 129-01 Parcel 19.00, 511 Jocelyn Hollow Court, Lot 766, West Meade Farms, Section 10, Nashville, Tennessee, and Being more particularly described as follows:

Beginning at an iron rod found in the south R.O.W. of Jocelyn Hollow Court being the northeast corner of the described Lot 766 and the northwest corner of Lot 767, West Meade Farms Inc., Section 15, Plat Book 2331, Page 79, (R.O.D.C., TN.); Thence S 39 degrees 23 minutes 32 seconds W a distance of 493.71 feet to an iron rod found, being the southeast corner of described lot; Thence with the north line of Robert York, Parcel Instrument DB-00004216-0000159 and Stanley W. Black, Parcel Instrument DB-00004617-0000250, N 87 degrees 51 minutes 26 seconds W a distance of 103.73 feet to a concrete monument found; Thence with the north line of Daniel P. & Rene P. Lindstrom, Parcel Instrument DB-00002859 0000588, N 57 degrees 39 minutes 27 seconds W a distance of 476.09 feet to an iron rod found being the east line of Nandi Hill Associates, Parcel Instrument DB-20080111 0003680; Thence with said east line, N 58 degrees 10 minutes 42 seconds E a distance of 211.70 feet to an iron rod found; Thence, N 48 degrees 11 minutes 50 seconds E a distance of 191.41 feet to an iron rod found being the northwest corner of the described lot 766 and the south corner of Anastasia Kudrez, Parcel Instrument DB-00004161 0000014, (R.O.D.C., TN.); Thence with south line of Kudrez, S 83 degrees 41 minutes 56 seconds E a distance of 387.64 feet to an iron rod found being in the south R.O.W. of Jocelyn Hollow Court; Thence continuing with said R.O.W. on a curve to the left, Delta 92 degrees 21 minutes 46 seconds, radius of 40.00 feet, an arc length of 64.48 feet, Chord bearing S 55 degrees 22 minutes 39 seconds E a distance of 57.72 feet to a point; Thence continuing with said R.O.W. on a curve to the right, Delta 58 degrees 21 minutes 34 seconds, radius of 25.00 feet, an arc length of 25.46 feet, Chord bearing S 77 degrees 31 minutes 17 seconds E a distance of 24.38 feet to a point; Thence S 48 degrees 20 minutes 31 seconds E a distance of 53.60 feet to the True Point of Beginning. Containing 235,709 Square Feet +/- or 5.41 Acres more or less, as surveyed by H & H Land Surveying, Inc., 612A Fitzhugh Boulevard, Smyrna, Tennessee 37167, Patrick S. Coode, Job #2019-0101, on April 9, 2019.

Being the same property conveyed to Gregory P. Hayden and Sandra K. Hayden, husband and wife, by Warranty Deed from Karen Hall, Trustee of the Lucile D. Smith Living Trust, devisee under the Last Will and Testament of Lucile D. Smith, of record in Instrument No. 20191122-0120848 Register's Office for Davidson County, Tennessee, dated November 21, 2019 and recorded on November 22, 2019.

GENERAL NOTES:

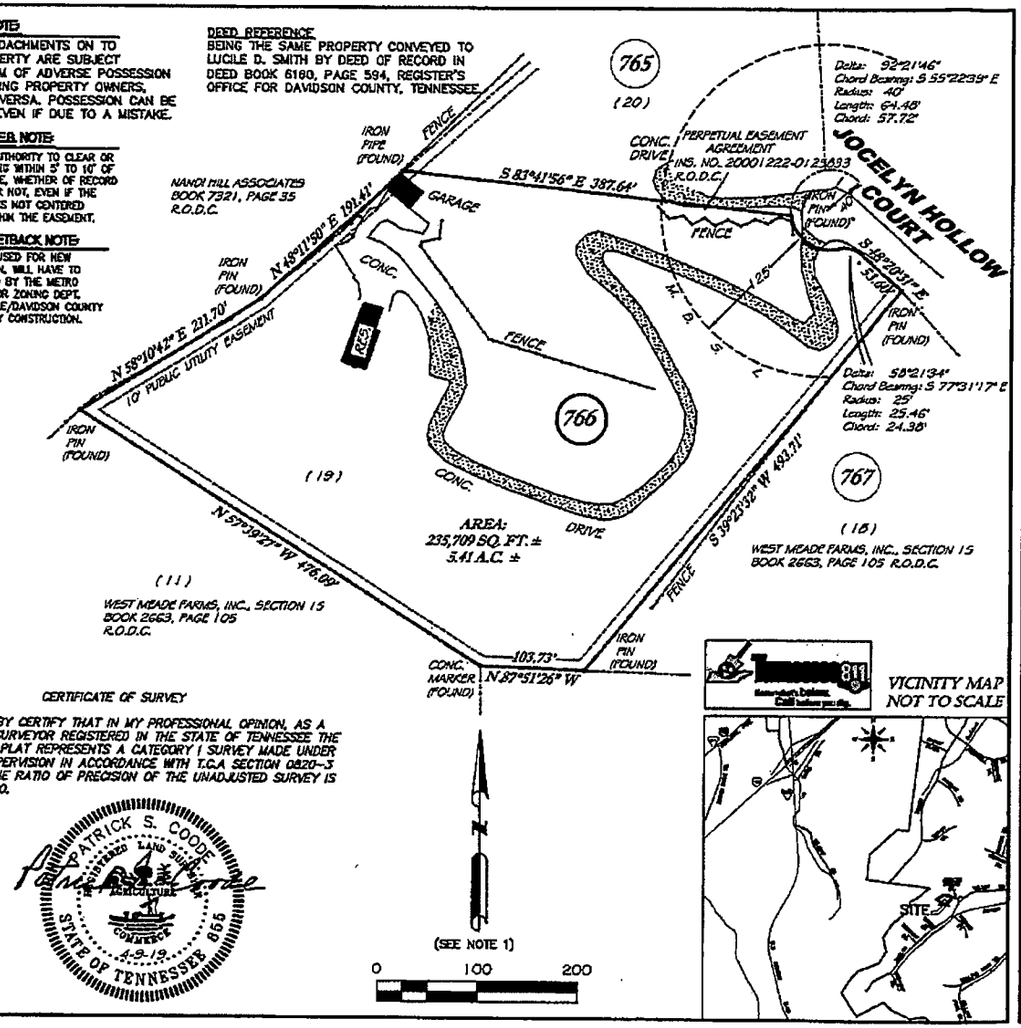
1. THE HORIZONTAL LOCATION AND TOPOGRAPHIC DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM TDOT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS. (HORIZONTAL= NAD83; VERTICAL = NAVD 88). BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OR ON AN ASSUMED COORDINATE SYSTEM APPROXIMATING PLAT NORTH.
2. THE WITHIN DESCRIBED TRACT LIES WITHIN AN AREA DESIGNATED AS ZONE "X" (UNSHADED) AS EVIDENCED ON FEMA MAP NUMBER 47037C0331H ON THE FLOOD INSURANCE RATE MAPS FOR NASHVILLE, DAVIDSON COUNTY, TENNESSEE (DATED REVISED APRIL 5, 2017).
3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
5. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S) NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. THE TENNESSEE ONE CALL TELEPHONE NUMBER IS 1-800-351-1111. UTILITIES WERE NOT CHECKED DURING THE COURSE OF THIS SURVEY.
6. THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF CURRENT EVIDENCE OF SOURCE OF TITLE FOR THE SUBJECT TRACT OR ADJOINERS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
7. THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE PARTIES IDENTIFIED IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
8. THE SUBJECT TRACT IS SHOWN ON DAVIDSON COUNTY TAX MAP AS PARCEL ID: 129010019OO.
9. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
10. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT SIZE IN METRO R.O.W. IS 15" CMP).
11. ANY DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT) CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
12. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH / REPORT MAY DISCLOSE; THEREFORE, THIS SURVEY IS SUBJECT TO ALL MATTERS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.
13. THE TOTAL AREA WITHIN THE SURVEYED PREMISES = 235,709 SQUARE FEET OR 5.41 ACRES, MORE OR LESS.
14. ALL LOT CORNERS ARE MARKED AS SHOWN ON THIS SURVEY.
15. MINIMUM BUILDING SETBACK LINES ARE TO BE DETERMINED BY THE CURRENT ZONING REGULATIONS.
16. PARCEL NUMBERS SHOWN THUS (19.00) PERTAIN TO DAVIDSON COUNTY PROPERTY MAP # 129-01, ACCORDING TO METRO GIS WEB SITE THIS PROPERTY IS PRESENTLY ZONED: RM6.
17. THE SURVEYED PREMISES IS SUBJECT TO ALL MATTERS AS SET FORTH IN THE DEED TO THE SURVEYED PREMISES AS OF RECORD IN INSTRUMENT #: 20020516 0000594, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.
18. THE SURVEYED PREMISES IS SUBJECT TO ALL GOVERNMENTAL AGENCIES REQUIREMENTS FOR ANY TYPE OF EXCAVATION, IMPROVEMENTS, DEMOLITION OR NEW CONSTRUCTION.
19. THE SURVEYED PREMISES IS SUBJECT TO ALL ZONING REGULATIONS, BUILDING RESTRICTIONS, EASEMENTS, RIGHTS TO PUBLIC UTILITIES AND/OR ROADS, OR ANY OTHER REGULATIONS APPLICABLE TO THIS PROPERTY.

SPECIAL NOTE:
ANY ENCROACHMENTS ON TO THIS PROPERTY ARE SUBJECT TO A CLAIM OF ADVERSE POSSESSION BY ADJOINING PROPERTY OWNERS, AND VICE VERSA. POSSESSION CAN BE ADVERSE EVEN IF DUE TO A MISTAKE.

SPECIAL N.E.S. NOTE:
N.E.S HAS AUTHORITY TO CLEAR OR TRIM ANYTHING WITHIN 5' TO 10' OF A POWER LINE, WHETHER OF RECORD EASEMENT OR NOT, EVEN IF THE POWER LINE IS NOT CENTERED DIRECTLY WITHIN THE EASEMENT.

BUILDING SETBACK NOTE:
ANY MESL's USED FOR NEW CONSTRUCTION, WILL HAVE TO BE APPROVED BY THE METRO CODES AND/OR ZONING DEPT. FOR NASHVILLE/DAVIDSON COUNTY PRIOR TO ANY CONSTRUCTION.

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO LUCILE D. SMITH BY DEED OF RECORD IN DEED BOOK 6180, PAGE 594, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.



VICINITY MAP
NOT TO SCALE

(SEE NOTE 1)

0 100 200

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE THE WITHIN PLAT REPRESENTS A CATEGORY I SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH T.C.A. SECTION 0820-3 AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:21,320.

PATRICK S. COODE
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
4-9-19
STATE OF TENNESSEE 655

H & H LAND SURVEYING, INC.
612 A FITZHUGH BLVD.
SHARON, TENNESSEE 37167
PHONE: (615) 831-0756

TITLE: LOT SURVEY

LUCILE DAUGHLEEN SMITH
511 JOCELYN HOLLOW COURT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37205

DWN. BY: PSC/WBP
CKD. BY: MVH
DATE: 4-9-2019
JOB NO. 2019-101
SHEET 1 OF 1