Karen Johnson Davidson County
Batch# 1100699 DEEDQC
02/13/2024 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $296.00
20240213-0010116

JESSICA DAVIS

TO: *QUITCLAIM DEED*

DAVID WAYNE ADAMS

THIS QUITCLAIM DEED OF REALTY, executed as of the 13th day of February, 2024, by Grantor, JESSICA DAVIS, to Grantee, DAVID WAYNE ADAMS:

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title and interest, in and to an undivided one-half interest (1/2), in and to certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

A certain tract or parcel of land lying in the 1st Council District of Davidson County, Tennessee, and being more particularly described according to a Survey by Burns & Assoc., Inc., dated March 5, 2004; as follows, to-wit:

BEGINNING at a concrete monument (old), said point being the southwestern most corner of the herein described parcel, the northwestern most corner of a parcel belonging to Billie Randolph, as evidenced by Instrument of record in Book 6247, Page 368, Register's Office for Davidson County, Tennessee, and also falling on the easterly margin of Wilkinson Road; THENCE, along the easterly margin of Wilkinson Road, 25 feet from and parallel to the centerline of said Road around a curve to the left, said curve having a radius of 397.51 feet and an arc length of 196.61 feet, North 26 degrees 52 minutes 02 seconds East 194.61 feet to an iron rod (new); THENCE, continuing along the easterly margin of Wilkinson Road, North 21 degrees 41 minutes 47 seconds East 31.35 feet to an iron rod (new), said point being the northwestern most corner of the herein described parcel and falling on the southerly margin of Morgan Road; THENCE along the southerly margin of Morgan Road, 25 feet from and parallel to the centerline of said Road, South 83 degrees 07 minutes 58 seconds East 195.21 feet to an iron rod (new); THENCE continuing along the southerly margin of Morgan Road, around a curve to the left, said curve having a radius of 1044.75 feet and an arc length of 95.25 feet, South 85 degrees 44 minutes 42 seconds East 95.21 feet to an iron rod (new), said point being the westerly most corner of a parcel belonging to L. Osaile as evidenced by Instrument recorded in Book 2543, Page 27, Register's Office of Davidson County; THENCE leaving said margin along the westerly line of the L. Osaile parcel, South 58 degrees 30 minutes 00 seconds East 36.07 feet to an iron rod (new); THENCE continuing along the westerly line of the L. Osaile parcel south 69 degrees 30 minutes 00 seconds East 168 feet to an iron rod (new), said point being the northeastern most corner of the herein described parcel, and the southerly most corner of the L. Osaile parcel and the northwestern most corner of a parcel belonging to Thomas Klem, as evidenced by Instrument No. 20030221-0023235, Register's Office for Davidson County, Tennessee; THENCE along the westerly line of the Thomas Klem parcel, South 10 degrees 00 minutes 00 seconds West 248.00 feet to a concrete monument (old), said point being the southwest corner of the Thomas Klem parcel and a corner to a parcel belonging to Robert Kilmarx as evidenced by Instrument No. 20020509-0057490, Register's Office for Davidson County, Tennessee, also being the northeasterly most corner of the aforementioned Billie Randolph parcel; THENCE along the northerly line of the Billie Randolph parcel, North 76 degrees 00 minutes 00 seconds West 437.61 feet to a concrete monument (old); THENCE continuing along due northerly line of the Billie Randolph parcel, North 67 degrees 53 minutes 26 seconds West 112.30 feet to the point of beginning, containing 129,989.20 square feet or 2.984 acres, more or less.

BEING the same property conveyed to Jessica Davis, a single woman, by Warranty Deed dated October 17, 2023, from Rebecca Urtz and Ronni Winegar recorded October 18, 2023 at 11:20 AM appearing of record at Instrument No. 20231018-0081673, Register's Office for Davidson County, Tennessee.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

This deed was prepared without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

JESSICA DAVIS Grantor

STATE OF TENNESSEE :
:
COUNTY OF Robertson :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jessica Davis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 2nd day of February, 2024.

Notary Public

[*Affix Notary Seal*]

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES 8/20/2025

My Commission Expires: 8/20/2025

Property Owners Name
and Mailing Address:

JESSICA DAVIS
DAVID WAYNE ADAMS
9520 Wexcroft Drive
Brentwood, TN 37027

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

PROPERTY ADDRESS: 7494 WILKINSON ROAD, JOELTON, TN 37080
MAP-PARCEL NO.: 015 00 0 089.01

STATE OF TENNESSEE, Montgomery COUNTY
The actual consideration given for this conveyance is $80,000.00

Affiant

Subscribed and sworn to before me this the 13th day of February, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 08/13/2025

ASHLEY ARNOLD STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

[Affix Notary Seal]

Prepared by:
Christina M. Bartee, Esq.
BATSON NOLAN PLC
105 Fifth Ave West, Ste 201
Springfield, TN 37172
(615) 382-4420

True Copy Certification

I, Christina M. Bartee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrationherewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

February 13, 2024

Affiant Signature

February 13, 2024

Date:

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 13th day of February, 2024,

Notary's Signature

My Commission Expires: _____

Notary Seal

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY