Karen Johnson Davidson County
Batch# 1107337 DEEDQC
03/04/2024 03:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240304-0015025

Prepared By and Return to:

Amy Cross Nance
103 Forrest Crossing Blvd. Suite 200
Franklin, Tennessee 37064
(615) 794-5644

MICHELLE LUTHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 8, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $-0-.

Carl Kahle
Affiant

Subscribed and sworn to before me, this the 4th day of March, 2024

Michelle Luther
Notary Public
My Commission Expires: _____

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number:
Ray B. McCall **9131 SOUTH HARPETH RD,** **NASHVILLE, TN 37221**	**Same**	153 00 0 033.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, Carl Joseph Kahle and wife Ann Marie Kahle hereby convey, remise, release and quitclaim unto Ray B. McCall and wife Kathryn McCall their heirs and assigns, the following described tract of land in Davidson County, Tennessee:

TRACT B

Commencing at a PK nail found in the center of South Harpeth Road, approximately 770 feet north of the intersection with Polar Creek Road. Thence: leaving South Harpeth Road, South 87°02'08" East, 56.67 feet to the center of the Polar Creek. Thence: North 03°13'01" West, 50.00 feet to an iron pin set a the Point of Beginning. Thence: North 03°13'01" West, 803.65 feet to an iron pin found at the common comer with John D. Valiquette property as recorded in deed book 200001040000960. Thence: with the south line of Valiquette, North 86°46'59" East, 219.76 feet to an iron pin found. Thence: leaving the south line of Valiquette and severing the 12.50 acre Tract A, South 11°27'43" East, 780.79 feet to an iron pin set. Thence: South 81°29'17" West, 333.18' to the Point of Beginning and containing 5.01 acres, according to a survey by Smith Land Surveying, dated October 18, 2005.

The above description is subject to the following 20 foot public utility and access easement and 10 foot utility easement as shown on the following easement exhibit.

Being the same property conveyed to Carl Joseph Kahle and wife Ann Marie Kahle by deed from Ray B. McCall. and wife Kathryn McCall of record in Instrument No. 20190508-0042994 Register's Office for Davidson County, Tennessee

Together with a 20' easement of record in Instrument No. 200601 13-0005444 Register's Office for Davidson County, Tennessee.

This is unimproved property located at 0 S. Harpeth Rd, Nashville, TN 37221:

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 4th day of March, 2024.

Carl Joseph Kahle

Carl Joseph Kahle

Ann Marie Kahle

Ann Marie Kahle

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Joseph Kahle and Ann Marie Kahle, the bargainor(s), 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 at Nashville, Tennessee, this 4 day of March, 2024.

Michelle Luther

Notary Public

My Commission expires 3/4/2024

MICHELLE LUTHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 8, 2025

I, Amy Cross Nave, 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 this 4th day of March 2024

Dated March 4, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nave who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 4th day of March, 2024

My commission expires: 3/1/25

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL