Karen Johnson
Batch # 1113037
03/20/2024 11:41:45 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20240320-0019266

This Instrument Prepared by:

Resurgam Law, PC
P.O. Box 120495
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Susan Kinnie Parris 8262 Old Harding Road Nashville, TN 37221-9718	Susan Kinnie Parris 8262 Old Harding Road Nashville, TN 37221-9718	Map: No. 16800021800 Parcel:

QUITCLAIM DEED

For and in good consideration, the receipt of which is hereby acknowledged, I, SUSAN KINNIE PARRIS, (hereinafter referred to as "Grantor"), for the purpose of combining three separate tracts of land into one parcel, by these presents do hereby quitclaim, grant and convey all right, title and interest in the real property described herein below unto the SUSAN KINNIE PARRIS, (the "Grantee"), her successors and assigns, the following described tracts of land in Davidson County, Tennessee, to wit:

TRACT ONE: Map/Parcel No. 16800021800

Beginning at an iron pin set in the common line of the Thomas Linton Kinnie, Jr., and Susan Kinnie Parris property as recorded in deed book 9083, page 597, Register's Office for Davidson County, Tennessee and the Frank Guzikowski property as recorded in deed book 7817, page 328, Register's Office for Davidson County, Tennessee, said point being situated N37?' 15"E, 1045.50 feet from an existing metal fence post being the northwest corner of the Thomas Linton Kinnie, Jr., and Susan Kinnie Parris property, said pin also being the northwest corner of the herein described tract of land; thence,

1. With the south line of the Guzikowski property and with a fence, N37 degrees 05'37"E, 108.70 feet to a metal fence post; thence,

2. Continuing with the south line of the Guzikowski property and with a fence, N32 degrees 26'00"E, 259.43 feet to a metal fence post; thence,

3. Continuing with the south line of the Guzikowski property and with a fence, N49 degrees 09'09"E, 84.27 feet to a metal fence post; thence,

4. Continuing with the south line of the Guzikowski property and with a fence, N63 degrees 27'59"E, 131.02 feet to an iron pin set; thence,

5. Leaving the south line of the Guzikowski property, and with a new line of division through the lands of Tom Kinnie and Betty Kinnie property as recorded in deed book 3256, page 4, Register's Office for Davidson County, Tennessee, S14 degrees 57'51"E, 634.11 feet to an iron pin set; thence,

6. Continuing with said line of division through the Tom Kinnie and Betty Kinnie property and through the aforementioned Thomas Linton Kinnie, Jr., and Susan Kinnie Parris property, S81 degrees 45'42"W, 470.34 feet to an iron pin set; thence,

7. Continuing with said line of division through Thomas Linton Kinnie, Jr., and Susan Kinnie Parris property, N17 degrees 50'31"W, 273.86 feet to a point of beginning and containing 232,203 square feet or 5.33 acres more or less according to a survey dated April 20, 1996 and prepared by Kevin L. Birdwell, R.L.S. #1797, 4060 Carters Creek Pike, Franklin, Tennessee 37064, 791-0980.

Being the same property conveyed to Susan Kinnie Parris by quitclaim deed from James Ritchie Parris, of record in Instrument No. 20090618-0057014, Register's Office for Davidson County, Tennessee, dated June 16, 2009 and recorded June 18, 2009.

Being the same property conveyed to James Richie Parris and Susan Kinnie Parris by quitclaim deed from Thomas Linton Kinnie and Susan Kinnie Parris, and Tom Kinnie and Betty Kinnie, of record in Book 10076, Page 645, Register's Office for Davidson County, Tennessee.

TRACT TWO: Map/Parcel No. Part of Map 168 Parcel 44 (Now Parcel 270.00)
Land located in the 35th councilmanic District of Davidson County, Tennessee, being a portion of the lands conveyed to Thomas Linton Kinnie, Jr. and Susan Kinnie Parris in Deed Book 9083, Page 597, Register's Office for said County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the northerly right of way of Old Harding Pike, said point being Eric and Suzanne Rhinehardt's southeasterly corner, as of record in Deed Book 11,594, Page 700, Register's Office for Davidson County, Tennessee, said point also being the southwest corner of the herein described tract; thence leaving said right of way and with Rhinehardt's easterly and northerly property lines North 15°42'19" East 95.89 feet to an iron pin; thence North 14°17'41" West 273.50 feet to an iron pin; thence South 72°12'19" West 150.00 feet to an iron pin in Ardenia and William Hoolihan's easterly line as of record in Deed Book 11,056, Page 707, R.O.D.C., TN; thence with Hoolihan's easterly and northerly lines North 19°30'00" East 247.00 feet to a wood fence post; thence North 69°00'00" West 260.00 feet to an iron pipe; thence leaving Hoolihan's line and with a new line North 07°58'01" East 1,256.19 feet to an iron pin in the easterly line of South Harpeth Farms, LLC, as of record in Deed Book 10,650, Page 245, R.O.D.C., TN, said point also being Susan Kinnie Parris' northwest corner, as of record in Instrument No. 20090618-0057014, R.O.D.C, TN; thence with Parris' westerly and southerly lines South 15°35'02" East 273.86 feet to an iron pin; thence North 84°01'11" East 224.02 feet to an iron pin in the westerly line of Tom Kinnie, et ux, as of record in Deed Book 3256, Page 4 R.O.D.C., TN; thence with Kinnie's westerly line the following calls: South 15°00'00" West 501.75 feet to an iron pin; South 01°00'00" West 448.00 feet to an iron pin; South 09°00'39" East 326.87 feet to an iron pin; thence South 23°30'00" East 332.40 feet to an iron pin in the northerly right of way Old Harding Pike, said point being Kinnie's southwest corner and the southeast corner of the herein described tract; thence with said right of way and with a curve to the left, said curve having a radius of 3,433.00 feet, to an arc distance of 189.96

feet and a chord bearing and distance of South 64°48'07" West 189.94 feet to the point of beginning and containing 9.28 acres, more or less.

Being the same property conveyed to Susan K. Parris by Quitclaim Deed from Thomas Linton Kinnie Jr. and Susan Kinnie Parris, of record in Instrument No. 20140218-0013719, Register's Office for Davidson County, Tennessee, dated February 18, 2014 and recorded February 18, 2014.

Being part of the same property conveyed to Thomas Linton Kinnie, Jr., and Susan Kinnie Parris by Quitclaim Deed dated September 1, 1993 from Tom L. Kinnie, of record in Book 9083, Page 597, Register's Office for Davidson County, Tennessee.

TRACT THREE: Map/Parcel No. 168 00 0 045.00
A tract of land in the 9th Civil District of said County, on North side of the Old Centerville or Harding Road.

Beginning at a point in the center of the Old Centerville or Harding Road, same being the Southwest corner of Earl Joslin Land, stake in line on North margin of said road; thence with said road, South 75 degrees 30' West 14 feet 66 degrees 10' West 21 feet; thence leaving road going as follows: North 23 degrees 30' West 358 feet to a stake; North 15 degrees 30' West 342.5 feet to a stake; North 1 degree 30' East 448 feet to a stake; North 15 degrees East 535 feet to a stake; North 16 degrees West 500 feet more or less to a point in Kennith McPherson's Line; thence with said line as follows; North 34 degrees 45' East 85 feet more or less to a point; North 56 degrees East 108.9 feet; thence North 65 degrees 20' East 117.7 feet; North 76 degrees 30' East 170.7 feet; South 88 degrees 57' East 108.6 feet; South 9 degrees 2'East 680.7 feet; South 17 degrees West 274.4 feet to an old blazed tree corner, said corner being the Northwest corner of Earl Joslin's Land; thence with Earl Joslin's line as follows; South 12 degrees 1' East 1,026.6 feet to a point in West line of said tract, the Northeast corner of another tract owned by Earl Joslin; thence with this tract as follows: South 75 degrees 8' West 676.5 feet; South 20 degrees 49' West 67.2 feet; South 3 degrees 30' West 40.5 feet; South 10 degrees 43' East 77.5 feet to the beginning, contained 34.50 acres, more or less.

Being the same property conveyed to Susan Kinnie Parris, by Bettye Kinnie, as to a ½ undivided interest and Susan Parris (NKA Susan Kinnie Parris) and Tommy L. Kinnie, Jr., as to a ½ undivided interest, of record in Instrument No. 20240105-0001267, in the Register's Office of Davidson County, Tennessee, dated January 5, 2024 and recorded January 5, 2024.

Being the same property conveyed to Susan Parris and Tommy L. Kinnie, Jr., by Quit Claim Deed from Tom Kinnie, as to his ½ undivided interest, of record in Instrument No. 20170320-0027078, in the Register's Office of Davidson County, Tennessee, dated March 20, 2017 and recorded on March 20, 2017. The said Tom Kinnie, Sr. died on May 19, 2018.

Being the same property conveyed to Tom Kinnie and wife, Betty Kinnie, by Warranty Deed from P.B. Kinnie and wife, Frances Kinnie, of record in Book 3256, Page 4, in the Register's Office of Davidson County, Tennessee, dated August 10, 1961 and recorded on August 10, 1961. See Divorce at Case No. 53775, Davidson County Circuit Court.

Being part of the same property conveyed to P.B. Kinnie and wife, Frances Kinnie, by Installment Deed from Lewis F. Joslin, Jr. and wife Clarice Joslin, of record in Book 1807, Page 440, in the Register's Office of Davidson County, Tennessee, dated October 08, 1949 and recorded on February 23, 1950.

This is improved property commonly known as 8262 Old Harding Pike, Nashville, Tennessee 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented) (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq.

2. Application of Greenbelt Assessments – Forest filed of record in Instrument No. 20180222-0016886.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13 day of March, 2024.

SUSAN KINNIE PARRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janet L Layman, a Notary Public in and for said county and state, the within named SUSAN KINNIE PARRIS, the Bargainor 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 at Nashville, Tennessee, this 13 day of March, 2024.

NOTARY PUBLIC

My Commission Expires: Jan. 4, 2027

JANET L. LAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $00.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 1/24/28

MARY ELIZABETH THROCKMORTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON