QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1120715 DEEDQC
04/09/2024 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240409-0025082

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2024.

Notary Public
MY COMMISSION EXPIRES: (AFFIX SEAL)

GREGG W. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2025
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Dinwiddie and Hilary Radakovich	SAME AS NEW OWNER	04500003800
(NAME) 5725 Cloverwood Drive	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Nancy Marie Adcock, an unmarried woman,** hereinafter called the Grantor(s), does hereby bargain, sell, release, remise, quitclaim and convey all my right, title and interest to **Joseph Dinwiddie and Hilary Radakovich, husband and wife** hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in Davidson and Cheatham Counties, State of Tennessee, described as follows, to-wit:

Being a Parcel of land situated in Davidson and Cheatham Counties, Tennessee, said parcel being a portion of the Blake Emmons Property, as of record in Deed Book 4798, page 567, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds, according to the survey of Dale and Associates, Inc., dated November 1, 1984, as follows:

Commencing at the northwest corner of tract one, said tract being 4.15 acres of land more or less; thence S 33 degrees 08' 26" E, a distance of 396.30 feet to the point of beginning, said point being situated in the center of Little Marrowbone Creek; thence, N 78 degrees 43' 20" E, a distance of 156.40 feet to a point in the center of said creek: thence, thence, S 30 degrees 12' 26" E, a distance of 98.52 feet to an iron rod; thence, S 53 degrees 42' 26" E, a distance of 85.04 feet to an iron rod; thence, S 64 degrees 12' 26" E, a distance of 202.00 feet to an iron rod; thence, S 72 degrees 12' 26" E, a distance of 212.50 feet to an iron ron; thence, S 81 degrees 12' 26" E, a distance of 190.10 feet to an ron rod, thence, S S9" 12' 26" E, a distance of 3S5.10 feet to an iron rod; thence, N 82 degrees 47' 34" E, a distance of 377.50 feet to an iron rod; thence, N 65 degrees 37' 26" E, a distance of 125.06 feet to an iron rod; thence, S 54 degrees 15' 55" E, a distance of 677.64 feet to an iron rod; thence, S 01 degrees 00' 00" W, a distance of 1466.69 feet to an iron rod; thence, 50 degrees 41' 26" W, a distance of 1995.67 feet to an iron rod; thence, N 79 degrees 21' 52" E, a distance of 86.79 feet to an iron rod; thence, N 47 degrees 39' 46", a distance of 71.18 feet to an iron rod; thence, N 86 degrees 38' 52" E, a distance of 51.90 feet to an iron rod; thence, S 81 degrees 10' 57" E, a distance of 90.79 feet to an iron rod; thence, S 38 degrees 43' 34" E, a distance of 53.03 feet to an iron rod; thence, 67 degrees 36' 14" E, a distance of 121.01 feet to an iron rod; thence, N 63 degrees 11' 40" E, a distance of 79.66 feet to an iron rod; thence, S 67 degrees 56' 42" E, a distance of 89.61 feet to an iron rod: thence, N 25 degrees 52' 58" E, a distance of 144.38 feet to an iron rod; thence, N 26 degrees 06' 41" E, a distance of 82.00 feet to an iron rod; thence, N 76 degrees 26' 52" W, a distance of 856.99 feet to an iron rod; thence, S 40 degrees 14' 44" W, a distance

of 136.25 feet to an iron rod; thence, N 44 degrees 00' 10" W, a distance of 509.14 feet to an iron rod; thence, N 24 degrees 14' 03" W, a distance of 171.32 feet to the point of beginning and containing 40.00 acres of land, more or less, according to said survey.

The property herein described contains approximately 0.23 acres within the limits of Cheatham County, with the remaining 39.77 acres lying within the limits of Davidson County, Tennessee.

Also conveyed here with is a mobile home bearing HUD Data Plate number GEO 054090.

Being the same property conveyed to Jerry D. Adcock and wife, Nancy M. Adcock by deed from Commerce Union Bank, a Tennessee banking corporation of record in Book 6463, Page 402, Register's Office of Davidson County, Tennessee. See Deed of record in Book 627, Page 187, Register's Office of Cheatham County, Tennessee.

The said Jerry Adcock having since died on or about July 31, 2022 leaving Nancy Marie Adcock his surviving spouse and tenant by the entirety.

The said Jerry Adcock and Jerry D. Adcock being one in the same.

The said Nancy Marie Adcock, Nancy M. Adcock, Marie Adcock and Nancy Adcock being one in the same.

This property is __unimproved _X_improved property known as: 5301 Little Marrowbone Road, Ashland City, TN 37015.

ALL INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED BY THE PREPARER AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

Witness our hands this 21st day of March, 2024.

Nancy Marie Adcock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Marie Adcock, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of March, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/21/24.

Date

Celia Stewart-Rouse

Affiant Signature

3/21/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21st day of March, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY