ADDRESS NEW OWNERS AND
SEND TAX BILLS:

Nick and Kelly Amoroso
1112 Shortleaf Avenue
Smyrna, TN 37167

Karen Johnson
Batch # 1156701
07/11/2024 02:08:51 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240711-0052177

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street

MAP/PARCEL NUMBER
Parcel 1: 181 00 0 230.00
Parcel 2: 181 00 0 069.00
(No Title Search was done)

QUITCLAIM DEED

This instrument is made and entered into this the 17th day of May, 2024, by **KELLY ANNE AMOROSO,** GRANTOR and **NICK AMOROSO AND KELLY AMOROSO, HUSBAND AND WIFE,** GRANTEES.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEES, their heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Tract No. 2:

Being a tract of land in the 5th Civil District of Davidson County, Tennessee, said tract being part of the property conveyed to J. C. Peach and wife, Alma Peach, by deed of record in Book 3505, Page 316, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the southeasterly right-of-way line of Pettus Road, said point being the southwesterly corner of Tract No. 1, and being the northwesterly corner of this tract, thence, leaving said right-of-way line with the southerly line of Tract No. 1 S 39° 55' 54" E, 100.00 feet to an iron rod, thence, continuing S 73° 38' 23" E, 320.00 feet to an iron rod, thence, with the westerly line of Tract No. 1 S 5° 24' 13" E, 515.00 feet to an iron rod, thence, with the southerly line of Tract No. 1 N 88° 48' 43" ?E, 118.18 feet to an iron rod, thence, leaving said southerly line with the westerly line of Engles (db 4634, pg 270) S 12° 12' 00" W, 172.25 to an iron rod, thence, continuing S. 3° 23' 15" W, 523.92 feet to a locust post, thence, S 3° 57' 15" W, 335.00 feet to an iron pin, thence leaving said westerly line with the northerly lines of Engles (db3224, pg 16) and Evans (db 4953, pg 575) N. 85° 15' 45" W, 56.66 feet to an iron rod, thence leaving said northerly line with a new line N 5° 03' 05" W, 1513.86 feet to an iron rod, thence, continuing N 73° 38' 23" W, 225.00 feet to an iron rod, thence, N 38° 55' 54" W. 115.00 feet to an iron rod, said rod being located in the southeasterly right-of-way line of Pettus Road, thence, with the southeasterly right-of-way line of Pettus Road and a curve to the left 50.00 feet said curve having a central angle of 6° 53' 26", a radius of 415.75 feet and a chord of N 39° 43' 57" E, 49.97 feet to an iron rod and the point of beginning, containing 218,228 square feet or 5.01 acres, the same more or

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HENDERSONVILLE, TN
37075
615-824-0989

less.

The above described tract retains two (2) permanent easement from Tract No. 1 for the purpose of a subsurface sewage disposal system (SSDS) described as follows:

Septic Easement #1:

Beginning at a point in the northerly line of Tract No. 2, said point being located S 88° 48' 43" W, 60.00 from the southeasterly corner of Tract No. 1, and being the southwesterly corner of the herein described easement, thence, leaving said northerly line N 20° 42' 10" E, 196.05 feet to a point, thence, N 43° 45' 17" W, 52.69 feet to a point, thence, 1° 38' 00" W, 52.97 feet to a point. thence, 27° 35' 00" E, 101.52 feet to a point, thence, 82° 22' 50" E, 62.47 feet to a point, thence, with the easterly line of Tract No. 1 S 12° 12' 00" W, 200.00 feet to a point, thence, leaving said line N 77° 48' 00" W, 20.00 feet to a point, thence, S 20° 42' 10" W, 193.71 feet to a point, thence, with the northerly line of Tract No. 2 S 88° 48' 43" W, 10.00 feet to the point of beginning, containing 0.347 acre, more or less.

Septic Easement #2

BEGINNING at a point in the northerly line of Tract No. 2, said point being located S 39° 55' 54" E, 100.00 feet, thence, S 73° 38' 23" E, 150.00 from the southwesterly corner of Tract No. 1, and being the southwesterly corner of the herein described easement, thence, leaving said northerly line N 8° 46' 30" E, 97.58 feet to a point, thence, N 28° 38' 00" E, S 99.44 feet to a point, thence, with the northerly line of Tract No. 1 S 76° 17' 40" E, 58.00 feet to a point, thence, leaving said line S 5° 26' 30" W, 164.00 feet to a point, thence, 83° 33' 30" W, 91.26 feet to a point, thence S 8° 46°30" W, 20.00 feet to a point, thence, with the northerly line of Tract No. 2 N 73° 38' 23" W, 10.00 feet to the point of beginning, containing 0.342 acre, more or less.

Tract No. 3

Being a tract of land in the Fifth Civil District of Davidson County, Tennessee, said tract being part of the property conveyed to J. C. Peach and wife, Alma Peach, by deed of record in book 3503, page 316, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the southeasterly right of way line of Pettus Road, said point being the southwesterly corner of Tract No. 2 and being the northwesterly corner of this tract, thence, leaving said right of way line with the southerly line of Tract No. 2 S 39° 55' 54" E, 115.00 feet to an iron rod,

THENCE, continuing S 73° 38' 23" E, 225.00 feet to an iron rod, thence with the westerly line of Tract No. 2 S 5° 03' 05" E, 1513.86 feet to an iron rod, thence, leaving said westerly line with the northerly lines of Evans (db 4953, pg 575) and Butner (db 6345, pg 569) N 85° 15' 45" W, 223.03 to an iron rod, thence, continuing N 16° 21'37" E, 200.00 feet to an iron rod, thence, N 73° 38' 23" W, 100.00 feet to an iron rod, thence, N 39° 55' 54" W, 130.31 feet to an iron rod, said rod being located in the southeasterly right of way line of Pettus Road, thence, with the southeasterly right of way line of Pettus Road and a curve to the left 50.00 feet, said curve having a central angle of 6° 53' 26", a radius of 415.75 feet, and a chord of N 46° 37' 23" E, 49.97 feet to an iron rod and the point of beginning. Containing 336,589 square feet of 7.727 acres, the same more or less.

Being the same property conveyed to Kelly Ann Amoroso, by Warranty Deed from Sandra C. Waltman, unmarried, dated August 4, 2014 and recorded August 15, 2014 as Instrument No. 20140815-0074040, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 6266 and 6268 Pettus Road, Antioch, Tennessee 37013.

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Executed on the date first above written.

KELLY ANNE AMOROSO

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, Kelly Anne Amoroso, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 17th day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 11-19-25

TAMMY R. BASKERVILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this the 17 day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 11-19-25

TAMMY R. BASKERVILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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