Karen Johnson Davidson County
Batch# 1163518 DEEDQC
07/29/2024 03:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240729-0057185

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	PROPERTY OWNER:	PROPERTY ADDRESSES:	MAIL TAX BILLS TO:	TAX PARCEL NOS.:
Michael Chance Baker, Donelson, Bearman Caldwell & Berkowitz, PC 6060 Poplar, Suite 440 Memphis, TN 38119	William Ronald Travis II & Shawna B. Travis 7934 McCrory Lane, Nashville, TN 37221	7968 McCrory Lane, Nashville, TN 37221	William Ronald Travis II & Shawna B. Travis 7934 McCrory Lane, Nashville, TN 37221	Part of 12600-06000

QUITCLAIM DEED

THIS INDENTURE IS MADE AND ENTERED INTO TO BE EFFECTIVE AS OF July 26, 2024, BY AND BETWEEN **WILLIAM RONALD TRAVIS**, a married person, a Tennessee resident whose address is 7946 McCrory Lane, Nashville, TN 37221 (the "Grantor"), and **WILLIAM RONALD TRAVIS II and wife SHAWNA B. TRAVIS**, each a Tennessee resident whose address is 7934 McCrory Lane, Nashville, TN 37221 (the "Grantee").

W I T N E S S E T H :

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, release, remise, quitclaim, and convey unto Grantee all of its right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit (the "Property"):

> All of that certain real estate describe in Exhibit "A" attached hereto and incorporated herein by reference.

THIS INSTRUMENT HAS BEEN PREPARED WITH THE ASSISTANCE OF A TITLE SEARCH, FILE NO. 11651307, PROVIDED BY CHICAGO TITLE INSURANCE COMPANY (THE "SEARCH") AND A SURVEY PREPARED BY JW LAND SURVEYING, LLC, JACK WHITSON, LICENSE NO. 1732, DATED AS OF JULY 8, 2024 (THE "SURVEY"). THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY BEING CONVEYED HEREIN. THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[*Signature Page to Follow*]

WITNESS the signature of Grantor as of the day and year first above written. Margaret L. Travis joins herein for the sole purpose of conveying whatever interest she may have in the Property by virtue of her marriage to the Grantor

William Ronald Travis
William Ronald Travis

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **WILLIAM RONALD TRAVIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 19 day of July ____, 2024.

Notary Public

My Commission Expires:

6/14/25

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 6/14/25
COUNTY OF WILLIAMSON

Margaret L. Travis
Margaret L. Travis

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid; duly commissioned and qualified, personally appeared **MARGARET L. TRAVIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 19 day of July ____, 2024.

Notary Public

My Commission Expires:

6/14/25

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 6/14/25
COUNTY OF WILLIAMSON

4876-6014-1951

STATE OF Tennessee)
COUNTY OF Williamson)

I, or we, hereby swear of affirm, to the best of affiant's knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 19 day of July ____, 2024.

Notary Public

My Commission Expires:

6/14/25

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 06/14/25
COUNTY OF WILLIAMSON

4876-6014-1951

Exhibit "A"

Being part of Parcel 60.00 on Davidson County Property Map 126-00 and being more particularly described as follows:

Beginning at an 1/2" Iron Rod (Old), "RLS 1444" on the easterly right-of-way of McCrory Lane, being the southwest corner of the William Ronald Travis II and wife, Shawna B. Travis property, of recorded in Instrument No. 20061113-0140292, Register's Office for Davidson County, Tennessee and being the northwest corner of the herein described tract;

Thence, leaving McCrory Lane and following the southerly boundary of said Travis property, North 84 Degrees 45 Minutes 48 Seconds East, 698.45 Feet to a point;

Thence, with a new line, South 10 Degrees 17 Minutes 54 Seconds West, 19.64 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, South 26 Degrees 33 Minutes 54 Seconds East, 22.36 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, South 84 Degrees 45 Minutes 48 Seconds West, 498.28 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, with a curve to the left, having a central angle of 37 Degrees 49 Minutes 51 Seconds, a radius of 169.00 Feet, an arc length of 111.59 Feet and a chord bearing and length of South 65 Degrees 50 Minutes 53 Seconds West, 109.57 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, South 46 Degrees 55 Minutes 59 Seconds West, 3.93 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, with a curve to the right, having a central angle of 87 Degrees 29 Minutes 46 Seconds, a radius of 18.50 Feet, an arc length of 28.25 Feet and a chord bearing and length of North 89 Degrees 18 Minutes 23 Seconds West, 25.59 Feet to an ½" Iron Rod (New), "RLS 1732" on the easterly right-of-way of McCrory Lane;

Thence, following the easterly right-of-way of McCrory Lane, with a curve to the left, having a central angle of 05 Degrees 23 Minutes 27 Seconds, a radius of 977.82 Feet, an arc length of 92.00 Feet and a chord bearing and length of North 48 Degrees 15 Minutes 54 Seconds West, 91.97 Feet to an ½" Iron Rod (Old), "RLS 1444";

Thence, North 51 Degrees 12 Minutes 46 Seconds West, 11.24 Feet to the Point of Beginning.

Containing 29,746 square feet or 0.68 acres.

Being part of the same property conveyed to William Ronald Travis, of record in Deed Book 11506, Page 787, in the Register's Office for Davidson County, Tennessee, and the legal description being taken from the survey prepared by JW Land Surveying, LLC, 1211 Deerfoot Drive, Pegram, Tennessee 37143, Jack Whitson, License No. 1732, on July 8, 2024.

Certificate of Authenticity

I, Teresa Villarreal, 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 July 29, 2024.

T Villarreal

Affiant Signature

July 29, 2024

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 29th day of July, 2024.

Rena Lu

Notary's Signature

My Commission Expires: 12-30-2025

RENA LU
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 12-30-2025

Notary's Seal (if on paper)