Karen Johnson Davidson County
Batch# 1163518 DEEDQC
07/29/2024 03:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240729-0057189

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	PROPERTY OWNER:	PROPERTY ADDRESSES:	MAIL TAX BILLS TO:	TAX PARCEL NOS.:
McCann & Hubbard Russell J. McCann 1804 Williamson Court, Suite 201 Brentwood, TN 37027	William Ronald Travis II & Shawna B. Travis 7934 McCrory Lane, Nashville, TN 37221	7934 McCrory Lane, Nashville, TN 37221	William Ronald Travis II & Shawna B. Travis 7934 McCrory Lane, Nashville, TN 37221	Part of 12600-14100 Part of 12600-00600

QUITCLAIM DEED

THIS INDENTURE IS MADE AND ENTERED INTO TO BE EFFECTIVE AS OF July 26th, 2024, BY AND BETWEEN **WILLIAM RONALD TRAVIS II and wife, SHAWNA B. TRAVIS,** each a Tennessee resident whose address is 7934 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"). **This property is being conveyed for the purpose of combining the remaining tract with the new parcel so as to have one tax map and parcel number.**

WITNESSETH:

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. 11710117, 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.

William Ronald Travis II

Shawna B. 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, II, AND SHAWNA B. TRAVIS**, with whom I am personally acquainted (or proved to me their identities on the basis of satisfactory evidence), and who acknowledged they executed the foregoing instrument for the purposes therein contained.

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

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

Notary Public

My Commission Expires:
6/14/25

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.

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

Notary Public

My Commission Expires:
6/14/25

Exhibit "A"

Land situated in Davidson County, Tennessee:

Tract 1:

BEGINNING AT AN IRON PIN SET IN THE SOUTH LINE OF LAWRENCE, T SCHAAD (REF. DEED BOOK 3785 PAGE 915 R 0 D.0) ON THE EAST MARGIN OF MCCRORY LANE (25 FEET FROM THE CENTER) THENCE LEAVING MCCRORY LANE AND WITH SCHAADS SOUTH LINE N 79 DEGREES 15 MINUTES 00 SECONDS EAST 288 20 FEET TO AN IRON PIN SET: THENCE NORTH 81 DEGREES 25 MINUTES 00 SECONDS EAST 145 30 FEET TO AN IRON PIN SET; THENCE NORTH 72 DEGREES 30 MINUTES 00 SECONDS EAST 237 00 FEET TO A 24 INCH ASH TREE IN A FENCE, THENCE NORTH 33 DEGREES 30 MINUTES 00 SECONDS WEST 32.00 FEET TO AN IRON PIN SET ON THE BANK OF THE HARPETH RIVER; THENCE LEAVING SCHAAD AND WITH THE BANK OF THE HARPETH RIVER SOUTH 76 DEGREES 49 MINUTES 12 SECONDS EAST 187 06 FEET TO A POINT ON THE BANK TO A POINT; THENCE SOUTH 82 DEGREES 16 MINUTES 47 SECONDS EAST 248.61 FEET TO AN IRON PIN SET, A CORNER OF THE MINNIE A. TRAVIS 39.55 ACRE DIVISION; THENCE LEAVING THE HARPETH RIVER AND WITH SAID 39.55 ACRES SOUTH 07 DEGREES 26 MINUTES 29 SECONDS WEST 187.46 FEET TO AN IRON PIN SET; THENCE SOUTH 85 DEGREES 00 MINUTES 00 SECONDS WEST 853.39 FEET TO AN IRON PIN SET ON THE EAST MARGIN OF MCCRORY LANE. THENCE LEAVING THE 39 55 ACRE TRACT AND WITH THE MARGIN OF MCCRORY LANE NORTH 50 DEGREES 47 MINUTES 04 SECONDS WEST 170.71 FEET TO AN IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS: DELTA 09 DEGREES 31 MINUTES 03 SECONDS RADIUS EQUALS TO 477.33 FEET, ARC EQUALS TO 79 29 FEET; TANGENT EQUALS TO 39 74 FEET; CHORD EQUALS TO NORTH 46 DEGREES 01 MINUTES 33 SECONDS WEST 79 20 FEET TO THE POINT OF BEGINNING, CONTAINING 5 00 ACRES AND BEING MINNIE A TRAVIS DIVISION AS DESCRIBED IN WILLBOOK 215 PAGE 90 PROBATE COURT ACCORDING TO A SURVEY BY RANDOLPH L CHAPDELAINE R L.S NO. 1444, 7111-B SWEETGUM ROAD SW, FAIRVIEW, TENNESSEE 37062 AND DATED MARCH 10, 1999, THE ABOVE DESCRIBED TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS.

Being part of the same property conveyed to William Ronald Travis, II and Shawna B. Travis, husband and wife, as joint tenants by Quit Claim Deed of record at Instrument No. 20061113-0140292, dated 11/01/2006 and recorded 11/13/2006, in the Register's Office of Davidson County, Tennessee.

Tract 2:

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, of record in Deed Book 11506, Page 787, Register's Office for Davidson County, Tennessee.

LESS and EXCEPT:

Being part of Parcel 141.00 on Davidson County Property Map 126-00 and being more particularly described as follows:

Beginning at an Iron Rod (Old), "RLS 1444" on the top of bank of the Harpeth River, being a northwesterly corner of the William Ronald Travis property, of record in Deed Book 11506, Page 787, Register's Office for Davidson County, Tennessee;

Thence, leaving the river and following the northerly boundary of said Travis property, South 07 Degrees 10 Minutes 21 Seconds West, 187.58 Feet to an 1/2" Iron Rod (Old), "RLS 1444";

Thence, South 84 Degrees 45 Minutes 48 Seconds West, 154.06 Feet to a point;

Thence, with a new line, North 10 Degrees 17 Minutes 54 Seconds East, 221.78 Feet to a point on the top of bank of the Harpeth River;

Thence, following the top of bank of the Harpeth River, South 82 Degrees 30 Minutes 40 Seconds East, 138.37 Feet to the Point of Beginning.

Containing 29,437 square feet or 0.68 acres.

Being part of the same property conveyed to William Ronald Travis II and wife, Shawna B. Travis, of record in Instrument No. 20061113-0140292, Register's Office for Davidson County, Tennessee.

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)