Karen Johnson Davidson County
Batch# 1181359 DEEDQC
09/13/2024 11:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240913-0070763

QUITCLAIM DEED

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

T-QCD-24-8503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 20 24.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Russell P. Ashford and Sarah Ashford, husband and wife	**Movement Mortgage, LLC**	
(NAME) **8503 Newsom Station Road,**	(NAME) **8024 Calvin Hall Road**	**127-00-0-036.00 AND 127-00-0-037.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH ASHFORD, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RUSSELL P. ASHFORD AND SARAH ASHFORD, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING A PARCEL OF LAND IN THE 22ND COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF U.S. HIGHWAY 70 – STATE ROUTE 1. BOUNDED ON THE EAST BY THE CATHERINE O'NEIL WISE, TRUSTEE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201005260040423-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE E-LING CHEAH PROPERTY AS OF RECORD IN INSTRUMENT NO. 201404290035705-R.O.D.C. ,TN. THE RICHARD L. & JILL L. BOOHER PROPERTY AS OF RECORD IN DEED BOOK 10226, PAGE 22-R.O.D.C., TN. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF NEWSOM STATION ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF U.S. HIGHWAY 70 – STATE ROUTE 1, SAID POINT BEING THE EASTERLY MARGIN OF NEWSOM STATION ROAD AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE SOUTHERLY MARGIN OF U.S. HIGHWAY 70 – STATE ROUTE 1, NORTH 89 DEGREES 36 MINUTES 13 SECONDS EAST 1507.39 FEET TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE CATHERINE O'NEIL WISE, TRUSTEE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201005260040423-.R.O.D.C., TN. AND THE E-LING CHEAH PROPERTY AS OF RECORD IN INSTRUMENT NO. 201404290035705-R.O.D.C., TN. SOUTH 66 DEGREES 39 MINUTES 17 SECONDS WEST 511.42 FEET TO A POINT IN BUFFALO CREEK;

THENCE, SOUTH 88 DEGREES 14 MINUTES 14 SECONDS WEST 327.00 FEET TO AN EXISTING IRON PIN;

THENCE, SOUTH 78 DEGREES 31 MINUTES 19 SECONDS WEST 424.96 FEET TO AN IRON PIN SET;

THENCE, SOUTH 0 DEGREES 01 MINUTES 33 SECONDS EAST 206.48 FEET TO AN EXISTING IRON PIN BY A FENCE POST;

THENCE, SOUTH 79 DEGREES 08 MINUTES 37 SECONDS WEST 230.44 FEET TO AN EXISTING IRON PIN;

THENCE, A COMMON LINE WITH THE RICHARD L. & JILL L. BOOHER PROPERTY AS OF RECORD IN DEED BOOK 10226, PAGE 22-R.O.D.C. TN. NORTH 07 DEGREES 02 MINUTES 53 SECONDS EAST 204.72 FEET TO AN IRON PIN SET;

THENCE, SOUTH 83 DEGREES 28 MINUTES 57 SECONDS WEST 451.71 FEET TO AN IRON PIN SET IN THE EASTERLY MARGIN OF NEWSOM STATION ROAD;

THENCE, WITH SAID MARGIN AND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16 DEGREES 44 MINUTES 23 SECONDS, A RADIUS OF 247.81 FEET, AN ARC LENGTH OF 72.40 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 44 DEGREES 46 MINUTES 29 SECONDS EAST, 72.14 FEET;

THENCE, NORTH 36 DEGREES 24 MINUTES 17 SECONDS EAST 88.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 09 DEGREES 53 MINUTES 10 SECONDS, A RADIUS OF 1048.19 FEET, AN ARC LENGTH OF 180.86 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES 20 MINUTES 52 SECONDS EAST, 180.64 FEET;

THENCE, CONTINUING WITH SAID MARGIN, NORTH 46 DEGREES 17 MINUTES 27 SECONDS EAST 183.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 418,459 SQUARE FEET OR 9.60 ACRES, MORE OR LESS. Survey Prepared by Brian McCain P.L.S. TN # 2256, Southern Land Surveying, INC.

Being the same property conveyed to Sarah Ashford by Quitclaim Deed from Russell P. Ashford and Sarah Ashford, executed on AUgust 2, 2021 and recorded in Instrument Number 20210803-0104408, Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **8503 Newsom Station Road, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 12th day of September, 2024.

SA

Sarah Ashford

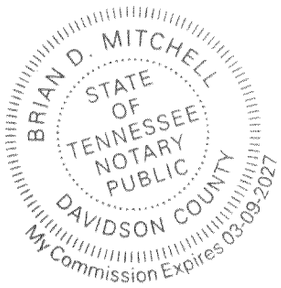
STATE OF TENNESSEE
OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH ASHFORD, the within named 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 12th day of September, 2024.

Brian D Mitchell

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

I, Brian Mitchell, 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 September 12, 2024 (date of document).

Affiant Signature

Date September12, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

