Name and Address of New Owner:
Megan Lovell Seal and Michael Seal
5860 Cane Ridge Road
Antioch, TN 37013

Send Tax Bills To:
Megan Lovell Seal and Michael Seal
5860 Cane Ridge Road
Antioch, TN 37013

Karen Johnson Davidson County
Batch # 1221041 DEEDQC
12/27/2024 04:11:25 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241227-0100729

This Instrument Prepared By:
Rebecca Bryant
1212 Kermit Drive
Nashville TN 37217

Map & Parcel No: 18200009200

Derivation: 20210823-0113691

Tennessee Quitclaim Deed

This Tennessee Quitclaim Deed ("Deed") is made effective as of 09/23/24, by and between **Tyler & Rebecca Bryant**, hereinafter referred to as the "Grantor", and **Michael & Megan Seal,** hereinafter referred to as the "Grantee", collectively referred to as the "Parties".

WHEREAS, the Grantor is the owner of certain real property located at **0 CANE RIDGE ROAD**, legally described as follows: See Exhibit "A" for Legal Description

WHEREAS, the Grantor desires to convey all of their right, title, and interest in the aforementioned property to the Grantee; **NOW, THEREFORE**, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

TRANSFER OF PROPERTY

1. Granting Clause: The Grantor hereby remises, releases, and forever quitclaims to the Grantee, all of the Grantor's right, title, and interest in and to the property described above.
2. No Warranty: It is expressly understood and agreed by the Parties that this Deed is a quitclaim deed and does not include any warranties, covenants, or representations of any kind, express or implied, concerning the title, possession, or enjoyment of the property.
3. Legal Description: The Parties acknowledge that the legal description of the property is as set forth above and is incorporated herein by reference.

CONSIDERATION - The consideration for this conveyance is the sum of **$10**, paid in full by the Grantee to the Grantor, the receipt of which is hereby acknowledged by the Grantor.

The Grantor agrees to execute and deliver such further instruments and assurances and to take such other actions as may be reasonably necessary or appropriate to carry out the intent and purpose of this Deed.

SUCCESSORS AND ASSIGNS

This Deed shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

GOVERNING LAW

This Quitclaim Deed and the rights and obligations of the Parties hereunder shall be governed by and construed by the laws of the State of Tennessee, without regard to its conflicts of law principles.

EXECUTION

IN WITNESS WHEREOF, the Parties have executed this Quitclaim Deed as of the date first above written.

TYLER & REBECCA BRYANT

12/5/24 **(DATE)**

ACCEPTANCE

The Grantee accepts this Deed and agrees to be bound by its terms.

MICHAEL & MEGAN SEAL

12/5/24 **(DATE)**

NOTARY ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

On this 12/5/24, before me, the undersigned notary public, personally appeared **Tyler & Rebecca Bryant** and **Michael & Megan Seal**, known to me (or proved to me based on satisfactory evidence) to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and official seal.

PRINTED NAME: Joseph R. Samuels Jr.

MY COMMISSION EXPIRES: 11/06/2027

NOTARY SEAL:



Exhibit "A"

8.8 ACRES OF LAND in the 33rd Council-manic District of Davidson County, Tennessee, and being a portion of the property conveyed to William O. Alexander as evidenced in Will Book 227, page 565, Probate Court for Davidson County, Tennessee, and being a portion of the property described in a deed to Sara Ledbetter Lynch of record in Deed Book 2963, page 189. Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin set on the easterly margin of Cane Ridge Road (50 foot right of way), said point being a northwesterly comer of the Joe Certo, et ux, property of record in Deed Book 5957, page 484. Register's Office for Davidson County, Tennessee; Thence. with the easterly margin of Cane Ridge Road, the following six calls: Along a curve to the left having a radius of 291.00 feet through a central angle of 17 degrees 16 minutes 12 seconds, an arc distance of 87.71 feet, said curve having a chord direction of North 56 degrees 19 minutes 25 seconds West and a chord length of 67.38 feet; Thence North 64 degrees 57 minutes 31 seconds West a distance of 66.49 feet to a point; Th along a curve to the right having a radius of 215.00 feet through a central angle of 31 degrees 52 minutes 19 seconds, an arc distance of 119.80, said curve having a chord direction of North 49 degrees 01 minutes 21 seconds West and a chord length of 118.06 feet to a point: Thence North 33 degrees 05 minutes 12 seconds West a distance of 267.83 feet to a point; Thence along a curve to the right having a radius of 175. 00 feet through a central angle of 40 degrees 44 minutes 30 seconds, an arc distance of 124.44 feet, said curve having a chord direction of North 12 degrees 42 minutes 57 seconds West and a chord length of 121.83 to a point Thence North 07 degrees 39 minutes 16 seconds East a distance of 63.68 feet to an iron pin (new); thence leaving the margin of Cane Ridge Road and with the southerly line of the property conveyed to Jean Alexander et vir as described in Deed Book 4596, page 869. Register's Office for Davidson County, Tennessee. South 87 degrees 30 minutes 00 seconds East a distance of 780.93 feet to an iron pin (old); Thence with the westerly line of 1-24 Limited Property of record in Deed Book 4614, page 602, Register's Office for Davidson County, Tennessee. South 06 degrees 43 minutes 50 seconds West a distance of 146.22 feet to an iron pin (old); Thence with a westerly line of the aforesaid Joe Certo et ux property, South 06 degrees 45 minutes 30 seconds West a distance of 313.81 feet to an iron pin (old); Thence with a northerly line of said Certo property, South 78 degrees 28 minutes 07 seconds West a distance of 346.53 feet to the Point of beginning, according to a survey by Mark E. Lowrance. Registered Land Surveyor. Tennessee No. 1660, dated April 18, 2011.

BEING the same property conveyed to Rebecca Bryant and Tyler Bryant, husband and wife, by Warranty Deed from Nwamaka Umeh and Martin Nwosu, husband and wife, appearing of record in Instrument No. 20210823-0113691, of the Register's Office for Davidson County. Tennessee.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is [redacted]

Affiant

Subscribed and sworn before me, this 27th day of December, 2024

Janelle Marie Sokolowski

Notary

JANELLE MARIE SOKOLOWSKI
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

07-03-2028