Karen Johnson Davidson County
Batch# 1224750 DEEDQC
01/09/2025 08:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250109-0001785

This Instrument Prepared By:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
215 Highway 76
White House, TN 37188
(615) 672-7925

ADDRESS NEW OWNER:
Ashley M. McCurdy and Caleb M. McCurdy
3251 Ivey Point Road
Goodlettsville, TN 37072

SEND TAX BILL:
To Owner

OWNER:
Same

MAP AND PARCEL:
Map/Parcel 010-00-0-095.00
& 010-00-0-096.00

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00), cash in hand paid by the hereinafter named Grantee, and other valuable considerations, the receipt of which is hereby acknowledged, I, Michelle L. Raymont, hereby Quitclaim all my interest to Ashley M. McCurdy and Caleb M. McCurdy, wife and husband, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1:

Land in the 10th Councilmanic District of Davidson County, Tennessee, more accurately described as Tract 2, according to a survey by Tommy E. Walker & Associates, dated 8/26/03 as follows:

BEGINNING at an iron pin in the westerly margin of Ivey Point Road, said pin being the most easterly northeast corner of the herein described tract, and a common corner to Music City Raceway, Inc. in (DB 8084, Page 132 RODCT); thence with said margin and a curve to the left (I=25 16' 46" , R=312.67' & l= 87.95') to an existing iron pin; thence now leaving said margin N 40 deg. 00' 57" W 148.0 feet, to a set iron pin; thence S 59 deg. 55' 45" E, 97.46 feet to a set iron pin; thence N 26 deg. 43' 21" W 136.34 feet to a set iron pin; thence N 83 deg. 12' 38" W, 699.36 feet to a set iron pin; thence N 37 deg. 39' 40" E, 252.72 feet to an existing iron pin; thence N 86 deg. 10' 14" E, 201.49 feet to an existing iron pin; thence S 86 deg. 32' 55" E, 400.00 feet to an existing iron pin; thence S 30 deg. 12' 42" E, 441.04 feet to the point of beginning, containing 5.038 acres, more or less.

TRACT 2:

Land in the 10th Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Larry L. Murphy of record in Deed Book 6635, Page 906, Register's Office for Davidson County, Tennessee, and more accurately described as a 14.783 Acre Tract - Tract 1, according to a survey by Tommy E. Walker & Associates, dated 08/26/2003, as follows:

BEGINNING at an existing iron pin, said pin being the northeast corner of Charles Lee Burt, Jr., of record in Book 7330, Page 200, Register's Office for Davidson County, Tennessee, and the most northerly point of herein described tract; thence S 30 deg. 10' 08" E, 1515.19 feet to a point; thence, N 86 deg. 32' 55" W, 400.00 feet to a point; thence S 85 deg. 08' 09" W, 200.00 feet to a point; thence, N 81 deg. 34' 56" W, 234.86 feet to a point; thence S. 04 deg. 27' 05" W, 140.71 feet to an existing iron pin; thence S. 81 deg. 34' 56" E, 342.49 feet to an existing iron pin; thence S. 37 deg. 39' 40" W, 252.72 feet to a point; thence N. 83 deg. 12' 38" W, 259.30 feet to a set iron pin; thence N. 05 deg. 23' 00" E, 1685.49 feet to the point of beginning, containing 14.783 acres, more or less.

Being the same property conveyed to Michelle L. Raymont by deed from John Simonsen and Denise Simonsen, husband and wife, of record in Instrument 20180928-0096224, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Instrument 200006120058245, said Register's Office.

This conveyance is subject to Joint Driveway Agreement of record in Instrument 200311040161753, said Register's Office.

And now I, Michelle L. Raymont, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all my interest unto the said Ashley M. McCurdy and Caleb M. McCurdy, wife and husband, their heirs and assigns, forever; and I, Michelle L. Raymont, covenant with the said Grantees that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of January 2025.

Michelle L Raymont

Michelle L. Raymont

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michelle L. Raymont, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this the 7th day of January 2025.

K Lee

NOTARY PUBLIC

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

My Commission Expires: 8/24/27

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual value or consideration, whichever is greater, for this transfer is $200,000.00

Michelle L Raymont

AFFIANT

Subscribed and sworn to before me this 7th day of January 2025.

K Lee

NOTARY PUBLIC

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

My Commission Expires: 8/24/27

Certificate of Authenticity

I, Kathy Lee, 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 1/7/25.

Date

Affiant Signature

1/7/25

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 7th day of January, 2025.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON