Karen Johnson Davidson County
Batch# 1247880 DEEDQC
03/19/2025 10:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250319-0019511

Prepared from information submitted by the parties without opinion of title or survey by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL #**
Donald P. Sorey 843 Dry Creek Rd. Goodlettsville, Tennessee 37072	Same as new owner	Map 17 Parcels 157.00 and P/O 161

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For the purpose of constituting the within contiguous properties into a single tax parcel I, **DONALD P. SOREY**, quitclaim and convey to **DONALD P. SOREY** all of my right, title and interest in and to the following described parcels of land in Davidson County, Tennessee, described in the exact language of the prior deeds as follows:

Tract 1 – P/O Map 17, Parcel 157.00
Land lying in the 10th Civil District of Davidson County, Tennessee, described from a survey made by Geo. W. Watkins, Surveyor, dated November 17, 1960 as follows:

Beginning at a point in the centerline of Dry Creek Road in the south boundary line of the J. O. Bradley property; thence along this line, North 75 deg. 30' East 585 feet; thence North 2 deg. East 305 feet; thence South 88 deg. East 730 feet to a point in Thompson's west line; thence with his line, South 2 deg. West 219 feet to Thompson's southwest comer; thence with his South line, South 88 deg. East 37.3 feet to an iron pin; thence southerly along a fence line 174 feet to an iron pin; thence South 81 deg. West 1143 feet to a railroad spike in the center of Dry Creek Road; thence with said road around a curve in a northwesterly direction 255.8 feet, more or less, to the beginning, containing 10 acres, more or less.

Being part of the same property conveyed to Donald P. Sorey by Quitclaim Deed from Shelia Ann Sorey of record in Record Book 9866, Page 616, Register's Office for Davidson County, Tennessee and part of the property subsequently quitclaimed to Donald P. Sorey by instrument of record as Instrument 20151210-0124389, said Register's Office.

Tract 2 – P/O Map 17, Parcel 157.00
Being a tract in the 10th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin, being the northeast comer of Lot #1 of the Fred Lowe Property, Subdivision No. 2015S-153-001, with coordinates

of N- 725,590.190 and E-1,744,126.930, THENCE: N 86 deg 42 min 31 sec E, 345.04' to a point, THENCE: N 86 deg 42 min 31 sec E, 315.64' to a point, THENCE: N 09 deg 41 min 46 sec E, 175.03' to a point, THENCE: S 83 deg 05 min 04 sec E,
566.84' to a point, THENCE: S 07 deg 24 min 31 sec W, 288.00' to a point, THENCE: S 86 deg 20 min 04 sec W, 859.24' to an iron pin, THENCE: S 84 deg 41 min 50 sec W, 345.19' to an iron pin, THENCE: N 03 deg 35 min 30 sec W, 107.27' to an iron pin, THENCE: N 03 deg 35 min 30 sec W, 123.31' to the point of beginning containing 7.74 acres more or less as per a survey by C&K Surveyors LLC dated 10/22/2013.

Being the same property conveyed to Donald P. Sorey by Deed of record in Instrument No. 20 1406040048378, Register's Office for Davidson County, Tennessee and part of the property subsequently quitclaimed to Donald P. Sorey by instrument of record as Instrument 20151210-0124389, said Register's Office.

Tract 3 – P/O Map 17, Parcel 161

Land in Davidson County, Tennessee, being a portion of Parcel 161 on Tax Map 17, particularly described as follows:

Commencing from an iron pin in the North margin of Dry Creek Road North 79 degrees 01 minutes 45 seconds East 3.88 feet to an iron pin (new) the POINT OF BEGINNING,

Thence with the remaining portion of Bradley and being near a gravel drive North 18 degrees 04 minutes 56 seconds East 185.06 feet to an iron pin (new),

Thence continuing with Bradley South 81 feet 08 minutes 32 seconds East 476.93 feet to an iron pin (old) at the common corner of Bradley and Donald Sorey in Instrument number 20151210-0124389 R. O. D. C.,

Thence with Sorey South 79 degrees 01 minutes 45 seconds West 538.52 feet to the POINT OF BEGINNING containing 43,560 square feet or 1.0 acres more or less.

Being the same property conveyed to Donald P. Sorey by warranty deed from Charles E. Bradley, Jr. and wife Mary A. Bradley, of record as Instrument 20250224-0013527, as corrected by Scrivener's Affidavit of record as Instrument 20250226-001492, said Register's Office.

This instrument has been prepared from information presented by the parties, and Preparer has made no opinion with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor this date: 3/12/2025

Donald P. Sorey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Donald P. Sorey**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 3/12/2025

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/6/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0-.

Affiant

Sworn to and subscribed before me this date: 3/12/2025

Notary Public

My commission expires: 7/6/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 12TH day of MARCH, ~~2024.~~ 2025

Date: 3-12-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 12TH day of MARCH, ~~2024.~~ 2025

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY