This instrument prepared by:
Murfree, Goodman & Rosado, PLLC
805 S. Church Street, Suite 21
Murfreesboro, TN 37130
No title exam requested or performed.

Karen Johnson Davidson County
Batch# 1271172 DEEDQC
05/09/2025 11:33:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250509-0036592

Name and Address of New Owner:
Christian Bush
7604 Gerald Drive
Joelton, Tennessee 37080

Send Tax Bills To:
SAME AS OWNER

Tax Map/Parcels: 015-14-0-049.00
015-14-0-012.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

I, the undersigned, **CHRISTIAN BUSH**, do hereby transfer, convey and quitclaim unto, **CHRISTIAN BUSH**, his heirs and assigns, all of my right, title, claim and interest in the following described real estate situated in Davidson County, Tennessee, to-wit:

Beginning at an iron rod in the southern right of way of Gerald Drive, being the northwestern corner of the herein described property and being the northeastern corner of Horace Cherry as described in Deed Book 4697 Page 204, RODC;

Thence, with said right of way, being a curve to the right, having a Delta Angle of 10 degrees 44 minutes 20 seconds, a Radius of 875.00 feet, an Arc Length of 164.00 feet, a Chord Bearing of South 52 degrees 11 minutes 49 seconds East and a Chord Length of 163.76 feet to an iron rod;

Thence, South 46 degrees 49 minutes 39 seconds East, 10.66 feet to an iron rod at the northwestern corner of the Romero Ibarra property as described in Instrument 20031205-0175327 RODC;

Thence, leaving said right of way, with Ibarra, South 43 degrees 10 minutes 21 seconds West, 135.00 feet to an iron rod at the northwestern corner of the Luis Mora property as described in Instrument 20101105-0088926 RODC;

Thence, with a new dividing line through Mora, South 39 degrees 07 minutes 25 seconds West, 223.41 feet to an iron rod in the northern right of way of Interstate 24;

Thence, with said right of way, North 71 degrees 34 minutes 39 seconds West, 87.80 feet to an iron rod at the southeastern corner of the Cherry property;

Thence, with Cherry, North 32 degrees 25 minutes 55 seconds East, 402.35 feet to the point of beginning and containing 1.268 acres more or less according to a survey by Steven D. Delle, RLS #1710 TN, with Delle Land Surveying, on June 10, 2020.

Being the same property conveyed to Christian Bush by Warranty Deed dated June 30, 2020, of record in Instrument No. 20200706-0072383, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all restrictions, easements, setback lines and all other matters that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

**The purpose of this Quitclaim Deed is solely for the purpose of combining both above-referenced Tax Map/Parcels of the above-described real property into one Tax Map/Parcel.**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR AND/OR GRANTEE. THE PREPARE MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING THE DESCRIBED REAL PROPERTY, NOR ANY MATTER EXCEPT TO THE VALIDITY OF THE FORM OF THE DEED.

WITNESS MY HAND on this the 9th day of May, 2025.

**CHRISTIAN BUSH**

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, a Notary Public in and for said State and County, **Christian Bush**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS my hand, this 9th day of May, 2025.

Kandes C Hatcher

NOTARY PUBLIC

My Commission Expires: 11-22-2025

KANDES C. HATCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-22-2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Affiant

Sworn to and subscribed before me,
this 9th day of May, 2025.

Notary Public
My commission expires: 11-22-2025

KANDES C. HATCHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-22-2025

**Tennessee Certification of Electronic Document**

I, Lisa Rosado, 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 5-9-25 (date of document).

Affiant Signature

5-9-25

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 9th day of May, 2025.

Kandes C Hatcher

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal:

KANDES C. HATCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-22-2025