THIS INSTRUMENT WAS PREPARED BY: Terrance E. McNabb Attorney at Law,1018 Industrial Drive, Suite 104, Pleasant View, TN 37146

DISCLAIMER* THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

Connie Stroud, Register Robertson County Tennessee 129402 Instrument #: 397639

Rec #: 329402 10.00 Rec'd: Recorded 3/4/2022 at 12:25 PM State: in Record Book 2157 0.00 Clerk:

Other: PGS 30-31 Total: 12.00

STATE OF TECHESSEE COUNTY OF TO ALLOW The actual consideration or value, whichever is greater, for this transfer is STATE inal & Obre OF TENNESSEE **PUBLIC** THAM CO SUBSCRIBED AND SWORN TO BEFORE ME, THIS 35 DAY OF FORMAT 2017. They Shacion MY COMMISSION EXPIRES: _

(AFFIX SEAL)

QUITCLAIM

ADDRESS OF NEW OWNER(S)

Jerion C. O'Brien and MichaelG. O'Brien 8661 Whites Creek Pike Joelton, TN 37080

SEND TAX BILLS TO:

Jerion C. O'Brien and MichaelG. O'Brien 8661 Whites Creek Pike Joelton, TN 37080

MAP/PARCEL:

MAP 129 PARCEL 037.00

FOR AND IN CONSIDERATION of the sum of OneDollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and legal sufficiency of all of which is hereby acknowledged, I, the undersigned MICHAEL G. O'BRIEN do hereby sell, convey, transfer and quitclaim unto JERION C. O'BRIEN AND HUSBAND MICHAEL G. O'BRIEN the following described tract of land in lying and being situated in 24th Civil District of Robertson County, Tennessee, to-wit:

TRACT III.

BEGINNING at an iron spike in the center of a 15-foot easement leading to Whites Creek Pike, S 75 deg. 24' 52" W 1570.00 feet from a point at the center of 901ites Creek Pike (Hwy. 431 South) at the south of a bridge, thence with the center- of said easement with Inez Garner property, S 75 deg. 46^{-1} W $38,5\emptyset$ feet to an iron spike, N $6\emptyset$ deg, 32^{-8} \emptyset 2 lt W 78.45 feet to an iron spike; N 84 deg.. 24^{-1} \emptyset 5 lt W 38.25 feet to an iron spike; S 69 deg. IV 54^{-1} W 71.53 feet to an iron spike, S '85 deg. 51^{-1} 25^{-1} , W 56.67 feet look to an iron spike, then leaving easement N \emptyset I deg. 25^{-1} 36^{-1} E with a hollow passing an iron rod at $15.0\emptyset$ feet in all a distance of $39\emptyset.97$ feet to the center of Sycamore Creek, then with said centerline, S 75 deg. 2N 25^{-11} E 161.14 feet, then leaving creek, S 16 deg. 0.00 E passing an iron rod at $9\emptyset.0\emptyset$ feet in all a distance of 367.67 feet to the beginning, containing 1.72 acres, or less, as per survey of P. Anthony Chapdelaine Jr., dated -12/16/83.

RIGHT-OF-WAY: There is included in the conveyance of Tract Ill, a permanent Right-of-Way over and across said easement for the purpose of ingress and egress, from and to this lard Whites Creek Pike.

My Commission Expires: <u>August 8</u> 2022

TRACT Ill: Being the same property conveyed to MICHAEL G. O'BRIEN by deed of record in Book 295 page 630, Register's Office for Robertson County, Tennessee.

This is improved property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS THE SIGNATURE of the undersigned Grantor on this, the 25 day of

February 2022.		CHERYL SHE
	Wichael 12. MICHAEL G. O'BRIE	OBJUE (STATE OF TENNESSE NOTARY
STATE OF TENNESSEE)		PUBLIC
COUNTY OF CHEATHAM)		CATHAM CO
PERSONALLY, APPEARED the said County and State, on this	day of Holoucry wh	, 2022 within
executed the above and foregoing ir	nstrument.	
	Choryl Sha	(nora
	NOTARY-PUBLIC	

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