Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20081020-0105354

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Donald E. Lewellen, et ux 1295 Campbell Rd. Goodlettsville, TN 37072	Same as New Owner	Map 33-05 Parcel 005.00

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between TERRY E. WILKES, hereinafter referred to as the "GRANTOR", and DONALD E. LEWELLEN and wife, JANICE K. LEWELLEN, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

WHEREAS, by a Revised Preliminary and Final Plat for Section One of Dawn Brooke Subdivision recorded on October 5, 2005 in Instrument No. 20051005-0119998, Register's Office for Davidson County, Tennessee, Terry E. Wilkes, owner of the real property, subdivided the said property into four (4) separate building lots, together with an area for a Stormwater Detention Pond and an Open Space to the rear of the said four (4) lots which is shaded on the said survey drawing; and,

WHEREAS, at the time the said Plat was filed, Terry E. Wilkes contemplated that other parts of his land would be joined to form additional sections of Dawn Brooke Subdivision; and,

WHEREAS, in contemplation of the additional developments, Terry E. Wilkes filed a Charter for Dawn Brooke Homeowners Association, Inc. of record in the Secretary of State's Office for the State of Tennessee and in the Register's Office for Davidson County, Tennessee, under Instrument No. 20060717-0085552 and thereafter filed Restrictive Covenants for Dawn Brooke Homeowners Association, Inc., of record in Instrument No. 20060717-0085553 and By-Laws for Dawn Brooke Homeowners Association, Inc., of record in Instrument No. 20060717-0085554, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Terry E. Wilkes discovered that his additional land could not feasibly be divided so as to form sections of Dawn Brooke Subdivision; and,

WHEREAS, Dawn Brooke Homeowners Association, Inc. was never properly formed and there was never a meeting of the members of Dawn Brooke Subdivision, Section One, as a result of which the shaded area on the Revised Preliminary and Final Plat for Section One of Dawn Brooke Subdivision of record in Instrument No. 20051005-0119998, Register's Office for Davidson County, Tennessee, remains in the name of Terry E. Wilkes; and,

WHEREAS, Terry E. Wilkes has agreed to transfer and convey the said shaded area, as shown on the said Plat, to Donald E. Lewellen and wife, Janice K. Lewellen, and Donald E. Lewellen and wife, Janice K. Lewellen, agree to accept the said transfer.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, TERRY E. WILKES, the GRANTOR, has this day bargained, sold and quitclaimed unto DONALD E. LEWELLEN and wife, JANICE K. LEWELLEN, the GRANTEES, their heirs or assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, being all of the shaded area shown on the Revised Preliminary and Final Plat for Section One of Dawn Brooke Subdivision of record in Instrument No. 20051005-0119998, Register's Office for Davidson County, Tennessee, said property being more specifically and particularly described as follows, to-wit:

> BEGINNING at an iron pin at the northeast corner of the Revised Preliminary and Final Plat for Section One of Dawn Brooke Subdivision filed for record in Instrument 20051005-0119998, Register's Office for Davidson County, Tennessee, in the southerly margin of Campbell Road; thence leaving Campbell Road, South 14 deg. 52 min. 42 sec. East 124.51 feet to an iron pin; thence, South 78 deg. 28 min. 04 sec. West 143.72 feet to an iron pin; thence, South 88 deg. 15 min. 39 sec. West 317.35 feet to an iron pin; thence, North 84 deg. 59 min. 49 sec. West 283.19 feet to an iron pin, marking the southwest corner of Dawn Brooke Subdivision, Section One; thence, North 05 deg. 00 min. 11 sec. East 34.00 feet to the southwest corner of Lot #1 on the Plan of Dawn Brooke Subdivision, Section One; thence with the southerly margin of Lots #1 and #2 South 84 deg. 59 min. 49 sec. East 283.19 feet to an iron pin; thence with the easterly line of Lot #2 on the Plan of the said subdivision, South 05 deg. 00 min. 11 sec. West 16.50 feet to an iron pin; thence with the southerly line of Lot #3 and part of Lot #4 on the said subdivision plan, South 89 deg. 14 min. 49 sec. East 305.79 feet to an iron pin; thence continuing with the southerly margin of Lot #4, South 78 deg. 28 min. 04 sec. West 77.59 feet to an iron pin; thence, North 17 deg. 58 min. 50 sec. West 85.91 feet to a point in the southerly margin of Campbell Road; thence with said margin of said road, South 84 deg. 59 min. 29 sec. East 65.20 feet to the point of beginning and containing by Tax Assessor's measurement 1.09 acres, more or less.
>
> BEING a part of the same property conveyed to Terry E. Wilkes by deeds of record in Instrument No. 200311140166661 and Instrument No. 200408090095896, Register's Office for Davidson County, Tennessee.
>
> The said property is unimproved property located on Campbell Road, Goodlettsville, TN 37072.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 15th day of October, 2008.

TERRY E. WILKES

DONALD E. LEWELLEN

JANICE K. LEWELLEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY E. WILKES, DONALD E. LEWELLEN and wife, JANICE K. LEWELLEN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 15th day of October, 2008.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY MY COMM. EXP. DECEMBER 2, 2009 PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 15th day of October, 2008.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY MY COMM. EXP. DECEMBER 2, 2009 PUBLIC STATE OF TENNESSEE