BILL GARRETT, Davidson County
Trans:T20170000682 DEEDQC
Recvd: 01/04/17 11:12 2 pgs
Fees:12.00 Taxes:0.00
20170104-0000781

**THIS INSTRUMENT PREPARED BY:**
**John M. Wells, Attorney**
**7101 Executive Center Drive, #151**
**Brentwood, TN 37027**

| **NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP/PARCEL:** |
|---|---|---|
| Barbara W. Abernathy<br>8229 Tapoco Lane<br>Bretnwood, TN 37027 | NEW OWNER | 100-00-0-094.00 |

**This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.**

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Stephen W. Abernathy, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto Barbara W. Abernathy, all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Beginning at an iron pin set in the southerly margin of Old Pond Creek Road; thence with the southerly margin of Old Pond Creek Road and a curve to the left, said curve having a central angle of 17 degrees 06 minutes 47 seconds, a radius of 270 feet, a length of 80.64 feet and a chord bearing a distance of South 80 degrees 20 minutes 16 seconds East 80.34 feet; thence, South 88 degrees 53 minutes 40 seconds East, 67.79 feet to the beginning of a curve to the left; thence, with said curve having a central angle of 21 degrees 27 minutes 49 seconds a radius of 553.00 feet, a length of 207.16 feet and a chord bearing a distance of North 80 degrees 22 minutes 25 seconds East, 205.95 feet; thence, continuing with said margin, North 69 degrees 38 minutes 31 seconds East 164.97 feet to an iron pin set; thence, severing the Timothy C. and Suzanne E. Cox property as of record in Instrument No. 200403170030492 R.O.D.C., TN South 2 degrees 10 minutes 48 seconds West, 511.30 feet to an iron pin set; thence North 87 degrees 49 minutes 13 seconds West 501.41 feet to an iron pin set; thence North 2 degrees 10 minutes 48 seconds East 415.12 feet to the point of beginning containing 217,802 sq ft or 5.01 acres more or less. Prepared by Southern Precision Land Surveying Inc., P.O. Box 220, Pegram, TN 37143-0220, File No. 08-0064 Brian A. McCain RLS No. 2256.

BEING the same property conveyed to Barbara W. Abernathy and husband, Stephen W. Abernathy by deed of record in Instrument No. 20160829-0089936 Register's Office for Davidson County, Tennessee.

This is unimproved property located at 0 Pond Creek Road, Pegram, TN 37143.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 3rd day of January, 2017.

Stephen W. Abernathy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Stephen W. Abernathy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 3rd day of January, 2017.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 3rd day of January, 2017.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My commission expires: 5/6/2019