Bill Garrett Davidson County
Batch# 8170 DEEDQC
10/04/2017 09:41:00 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171004-0101667

THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE PARTIES HERETO AND SHOWN HEREIN.

SEND TAX BILLS TO:
NEW OWNERS:
JOHN T. BRACKEEN, ET UX
595 ST. BLAISE ROAD
GALLATIN, TN 37066

THIS INSTRUMENT PREPARED BY
HARSH & HARSH
LAW OFFICES
GALLATIN, TN 37066

TAX MAP 74, PARCELS 20, 21, & 22

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, JOHN T. BRACKEEN, a married person, have this day bargained and sold and by these presents do hereby convey and quitclaim unto JOHN T. BRACKEEN AND WIFE, JEANETTE S. BRACKEEN, as tenants by the entirety, their heirs and assigns, the following described parcels of land, to-wit:

Land in Davidson County, Tennessee, being a tract of land in the 11th Civil District, Davidson County, Tennessee, being Lots No. 1, 2 & 3 of the Sam Dismukes Land as shown on the plan of record in Book 421, page 150, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the east line of the west half of Lot No. 6 on the plan of the land of James M. Wray, deceased, as of record in Minute Book "J" page 323, of the County Court of said County, said point being the southwest corner of the tract of land conveyed by Sam Dismukes and wife, to Adam Dismukes, by deed of record in Book 196, page 97, said Register's Office; running thence south 4¼ degrees west 605 feet to the Cumberland River; thence with said river, south 78¼ east 306 feet; thence east 194 feet; thence east 162 feet; thence north 82½ degrees east 92 feet; thence north 82½ degrees east 255 feet, thence north 4¼ degrees

east 1462 feet, thence north 82½ degrees west 545 feet, thence south 34½ degrees west 948 feet; thence north 85¼ degrees west 445 feet to the point of beginning.

Being the same property conveyed to John R. Wilson by deed of record in Book 1416, page 190, Register's Office, Davidson County, Tennessee; and to the John R. Wilson and/or Lucille G. Wilson Revocable Living Trust by quitclaim deed of record in instrument #20050707-0078547, Register's Office, Davidson County, Tennessee. Notarized Summary of Trust of the John R. Wilson Revocable Living Trust Agreement of record in instrument #200550707-0078546, Register's Office Davidson County, Tennessee, provides for designation of First Successor Trustee, Regina Woodard, upon end of term of the original Trustee, John R. Wilson and/or Lucille G. Wilson, who are deceased.

INCLUDED IN THE ABOVE DESCRIBED TRACT OF LAND BUT SPECIFICALLY EXCLUDED THEREFROM ARE THE FOLLOWING PARCELS:

EXCLUDED PARCEL 1:
Land in Davidson County, Tennessee, beginning at a point located in the westerly right-of-way line of Neely's Bend Road, said point being the southeasterly corner of property conveyed to Clora B. Howell and Juanita B. Howell by quitclaim deed of record in Book 6088, page 260, Register's Office, Davidson County, Tennessee, and being the northeasterly corner of the herein described tract; thence with westerly right-of-way line of Neely's Bend Road south 4 degrees 15 minutes 00 seconds W, 1072.87 feet to an iron rod; thence leaving said right-of-way line with a new line and severing the John R. Wilson property north 84 degrees 48 minutes 15 seconds W, 934.10 feet to an iron rod; thence leaving said line with the easterly line of another property conveyed to Cleora B. Howell and Juanita B. Howell, N 4 degrees 15 minutes 00 seconds, 144.00 feet to an iron rod located at the fence corner, thence continuing S 84 degrees 48 minutes 15 seconds E, 431.82 feet to an existing iron pin located at the fence corner; thence N 4 degrees 15 minutes 00 seconds E, 946.90 feet to an iron rod located at the fence corner; thence leaving said line with the southerly line of the aforementioned Cleora B. Howell and Juanita B. Howell property, S 82 degrees 45 minutes 00 seconds E, 502.90 feet to an existing iron pin and the point of beginning, containing 605,500 square feet or 13.90 acres, the same more or less according to a survey by Benny M. Cantrell, Tennessee RLS 1638, P O Box 293192, Nashville, TN 37229.

Being the same property conveyed to CLS Investment

Properties, Inc., by deed of record in instrument #20060206-0014179, Register's Office Davidson County, TN.

Excluded Parcel 2:
Land in Davidson County, Tennessee, beginning at a point in the present west margin of Neely's Bend Road opposite Survey Station 307-75 at the line of W. H. Howell property; thence north 83 degrees 28 minutes west 12 feet to a point in the proposed west margin of said road; thence south 6 degrees 32 minutes west along a line located parallel to and 25 feet westerly from the center line 1400 feet to a point; thence south 83 degrees 28 minutes east 12 feet to a point in the present west margin of Neely's Bend Road; thence with the margin of same north 6 degrees 32 minutes east 1400 feet to the beginning.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed of record in Book 4211, page 595, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ken Baldwin by deed from The John R. Wilson and/or Lucilla G. Wilson Revocable Living Trust, Regina Woodard, First Successor Trustee; dated June 19, 2009 of record in Instrument #20090701-0061379 Register's Office of Davidson County, Tennessee.

For source of title see Quitclaim Deed from Ken Baldwin to John Bracken (CORRECTLY SPELLED BRACKEEN) dated April 20, 2017, of record at Instrument No. 20170420-0039002, in the Register's Office of Davidson County, Tennessee.

WITNESS my hand this the 2nd day of Octoer, 2017.

John T. Brackeen

JOHN T. BRACKEEN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN T. BRACKEEN, a married person, the bargainor, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 2nd day of October, 2017.

Teresa J. Bennett
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TERESA J BENNETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXP. 07-23-2018

STATE OF TENNESSEE
COUNTY OF SUMNER

I, OR WE, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ -0- QUITCLAIM, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jeanette A. Bracken
AFFIANT

SUBSCRIBED and sworn to before me,

this the 2nd day of October, 2017.

Teresa J. Bennett
NOTARY PUBLIC

TERESA J BENNETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXP. 07-23-2018

MY COMMISSION EXPIRES: _____