Bill Garrett Davidson County
Batch# 37369 DEEDQC
12/15/2017 12:20:42 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20171215-0127981

This instrument prepared by:
Lynn Newcomb, Attorney
BALTHROP, PERRY, NOE & NEWCOMB
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

Patrick Smith, Register
Cheatham County Tennessee
Rec #: 213220 Instrument #: 184337
Rec'd: 15.00 Recorded
State: 0.00 12/15/2017 at 11:12 AM
Clerk: 0.00 in Record Book
Other: 2.00 530 Pgs 30-32
Total: 17.00

Forrest F. Evans

TO: Hillary Susanne Holt Evans Altaqi and
Garrett Forrest Evans
6040 Biota Tr.
Joelton, TN 37080

MAP & PARCEL:
28 -1.01

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, I, Forrest F. Evans, married, hereinafter the Grantor, by these presents, do hereby quitclaim and convey unto Hillary Susanne Holt Evans Altaqi and Garrett Forrest Evans, in equal share as joint tenants with right of survivorship, all right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Property located in the 1st Civil District of Davidson County, TN and designated as Parcel 1.01 on Property Map 28 and being the 2nd Civil District of Cheatham County, TN and designated as Parcel 16 on Property Tax Map 51 and being described according to a survey by Jeffery Patrick Chandler, RLS # 2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146 dated 02-09-11, as follows:

BEGINNING at an existing pipe in the south boundary line of Dixieland Company (Deed Book 130, page 561, and Deed Book 133, page 227, R.O.C.C.), and being the north east corner of Forrest F. Evans and Nelle DeBerry Evans (Deed Book 93, page 107, R.O.C.C) said pipe having Tennessee State Plan Coordinate of N: 716807.92, E1689604.58; thence with the said line of Dixieland Company S 84 degrees 31 minutes 18 seconds E passing a set iron rod at 2203.12 feet being a common corner to Forrest Evans; Jr. (Deed Book 6024, Page 730, R.O.D.C.) and continuing with said Evans for a total distance of for a total distance of 3027.95 feet to a set iron rod in the west line of Raybon Binkley (Deed Book 774, page 475, R.O.C.C. and Deed 7678, page 658, R.O.D.C.), said iron rod being on top of a bluff and located N 09 degrees 01 minutes 15 seconds E a distance of 8.70 feet from an existing metal fence post; thence with said Binkley S 06 degrees 10 minutes 00 seconds W a distance of 161.85 feet to a point in Marrowbone Creek; Thence S 78 degrees 50 minutes 52 seconds E a distance of 37.89 feet to an existing ½ inch iron rod on the south bank of Marrowbone Creek and common corner to Curtis Family Trust (Instrument 200706200073714, R.O.D.C.); thence with said Curtis Family Trust S 05 degrees 13 minutes 42 seconds W a distance of 537.65 feet to an existing pipe having Tennessee State Plan Coordinate of N: 715815.18 E: 1692589.49 and being a common corner to Barbara Lee Burns Snell Living Trust (Instrument 200102230017122, RODC); Thence with said Barbara Lee Burns Living Trust S 67 Degrees 07 minutes 33 seconds W a distance fo 265.39 feet to an existing ½ inch iron rod; Thence S 71 degrees 27 minutes 43 seconds W a distance of 178.68 feet to an existing ½ inch iron rod; Thence S 72 degrees 23 minutes 59 seconds @ a distance of 205.04 feet to an existing ½ inch iron rod; Thence S 67 degrees 02 minutes 34 seconds W a distance of 219.38 feet to an existing 5/8 inch iron rod; Thence S 67 degrees 55 minutes 06 seconds @ a distance of 115.79 feet to an existing ½ inch iron rod; Thence S 74 degrees 59 minutes 16 seconds W a distance of 114.55 feet to an existing ½ inch iron rod; Thence S 22 degrees 40 minutes 46 seconds W a distance of 61.88 feet to an existing ½ inch iron rod; Thence with a new line severing this tract S 83 degrees 11 minutes 56 seconds W a distance of 219.72 feet to an existing ¼ inch iron rod and common corner to this tract and with said Barbara Lee Burns Snell Living Trust; Thence with said Barbara Lee Burns Snell Living Trust N 72 degrees 27 minutes 59 seconds W a distance of 521.39 feet to a set iron rod on the north slope of a hillside overlooking Marrowbone Creek; Thence with a new line severing this tract S 87 degrees 38 minutes 13 seconds W a distance of 97.44 feet to a set iron rod in the orginal west line of this parent tract and in the east line of Forrest F. Evans and Nelle DeBerry Evans (Deed Book 93, page 107,

R.O.C.C.); Thence with said Evans 33 degrees 49 minutes 42 seconds E a distance of 19.64 feet to a set iron rod; thence N 15 degrees 42 seconds E a distance of 201.48 feet to a point about 25 feet below the mouth of a small branch at the apparent intersection of an old fence (no iron rod set); thence crossing Marrowbone Creek and with the edge of the old air strip field N 20 degrees 47 minutes 51 seconds W a distance of 742.25 feet to a point in the creek of a hollow (no iron rod set); thence continuing with said hollow N 05 degrees 40 minutes 18 seconds W and passing the intersection of two hollows at 79.00 feet and again at 259 feet a total distance of 437.25 feet to an existing iron pipe which is the point of beginning, having an area of 3267000 square feet, 75 acres.

Being the same property conveyed to Forrest F. Evans,* individually, from Forrest Furman Evans, Jr., Executor of the Estate of Nelle DeBerry Evans, by deed of record dated April 24, 2017, of record at Instrument 20170424-0039837, Register's Office of Davidson County, Tennessee. * aka Forrest F Evans Jr.

This conveyance is made subject to such liens, limitations and restrictions as may affect the premises.

Lisa Michelle Evans, wife of Forrest F. Evans, Jr., joins in this deed to convey any marital interest she may have in the property.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 18 day of October, 2017.

Forrest F. Evans Jr.
FORREST F. EVANS, JR.

L. Michelle Evans
LISA MICHELLE EVANS

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, FORREST F. EVANS, JR. and LISA MICHELLE EVANS, the within named bargainors, 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, at office, this the 18 day of October, 2017.

NOTARY PUBLIC

My commission expires: July 6, 2020

JASON BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Forrest F. Evans Jr.
Affiant

SWORN to and subscribed before me,

this the 18 day of October, 2017.

JASON BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: July 6, 2020 NOTARY PUBLIC

THIS DEED WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTOR AND NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THE DEED. ACCORDINGLY, THE PREPARER MAKES NO REPRESENTATIONS, OPINION OR WARRANTYAS TO THE STATUS OF TITLE OF THE PROPERTY DESCRIBED HEREIN.