NEW OWNER:
ROBBIN C. NOLEN
104 Cottage Place
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

Bill Garrett Davidson County
Batch# 46206 DEEDQC
01/09/2018 03:03:08 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180109-0002987

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 17-1833

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Map 063, Parcels 296.00; 297.00; 298.00 & 299.00

QUITCLAIM DEED

PURSUANT TO AND IN CONSIDERATION OF the terms of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, in the case of *Robbin Celeste Nolen v. Thomas Eugene Nolen*, Case No. 15D-1715, I, **THOMAS E. NOLEN** (a/k/a Thomas Eugene Nolen), have this day bargained and sold and by these presents do hereby quitclaim and convey unto **ROBBIN C. NOLEN** (a/k/a Robbin Celeste Nolen), her heirs, successors and assigns, forever, all of my right, title, and interest in and to the following tracts or parcels of land, situated and lying in Davidson County, Tennessee, and being bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, on the west side of Neely's Bend Road, and more particularly described as follows:

TRACT #6- Being located in Davidson County, Tennessee, on the west side of Neely's Bend Road, and being more particularly described as follows:

BEGINNING at an iron rod in the west margin of Neely's Bend Road, same being the easternmost northeast corner of this tract and the southeast corner of Tract #5 of the Beck Farm (5.02 acres as per survey of same date), also being 969.75 feet south of the southeast corner of Lanny D. Phillips (DB 7395, PG 3, RODCT) as you measure along said margin; thence with said margin South 07 deg. 17 min. 01 sec. East 90.86 feet to an iron rod in said margin; thence leaving road with line of Tract #7 of the Beck Farm (21.00 acres as per survey of same date) South 85 deg. 07 min. 53 sec. West 919.33 feet to an iron rod; thence South 77 deg. 06 min. 16 sec. West 317.36 feet to an iron rod; thence with line of cemetery South 69 deg. 27 min. 22 sec. West 81.44 feet to an iron rod; thence South 08 deg. 42 min.

14 sec. East 67.93 feet to an iron rod; thence continuing with line of said Tract #7 South 50 deg. 23 min. 07 sec. West 303.06 feet to a point in a branch (passing an iron rod at 293.06 feet); thence South 81 deg. 16 min. 01 sec. West 1200.09 feet to a point on the east bank of the Cumberland River (passing an iron rod at 1150.09 feet); thence with the east bank of the Cumberland River for the next three (3) calls: North 05 deg. 18 min. 04 sec. West 76.32 feet; thence North 08 deg. 36 min. 52 sec. West 311.38 feet; thence North 00 deg. 25 min. 32 sec. West 100.00 feet to a point on said bank; thence leaving the bank of the Cumberland River with line of Tract #4 of the Beck Farm (15.04 acres as per survey of same date), North 81 deg. 16 min. 01 sec. East 1658.13 feet to an iron rod (passing an iron rod at 50.00 feet); thence North 85 deg. 07 min. 53 sec. East 193.31 feet to an iron rod; thence with line of said Tract #5 South 04 deg. 52 min. 07 sec. East 120.00 feet to an iron rod; thence North 85 deg. 07 min. 53 sec. East 915.50 feet to the point of beginning, containing 19.87 acres, more or less, as shown on the survey by Carroll Carman, Registered Land Surveyor, Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated May 15, 2013.

TRACT #7- BEGINNING at an iron rod in the west margin of Neeley's Bend Road, same being the northeast corner of this tract and the southeast corner of Tract #6 of the Beck Farm (19.8 acres as per survey of same date), also being 1060.61 feet south of the southeast corner of Lanny D. Phillips (DB 7395, PG 3, RODCT) as you measure along said margin; thence with said margin South 07 deg. 17 min. 01 sec. East 90.86 feet to an iron rod in said margin; thence leaving road with line of Tract #8 of the Beck Farm (5.06 acres as per survey of same date), South 85 deg. 07 min. 53 sec. West 923.16 feet to an iron rod; thence South 04 deg. 52 min. 07 sec. East 503.07 feet to an iron rod; thence with the line of Robert J. Beck (IN 20130215-0015693, RODCT), South 52 deg. 34 min. 45 sec. West 94.17 feet to an iron rod; thence North 68 deg. 23 min. 43 sec. West 328.90 feet to an iron rod; thence South 03 deg. 39 min. 13 sec. West 195.59 feet to an iron rod; thence with line of Martin T. Goodwin (DB 7654, PG 871, RODCT), North 87 deg. 42 min. 00 sec. West 201.70 feet to an iron rod; thence South 75 deg. 49 min. 45 sec. West 483.39 feet to a bolt at a forked walnut tree; thence South 71 deg. 51 min. 27 sec. West 385.75 feet to an iron rod; thence South 84 deg. 52 min. 34 sec. West 333.76 feet to an axle at a 4-inch hickory tree; thence South 84 deg. 52 min. 34 sec. West 42.00 feet to a point on the east bank of the Cumberland River; thence with the east bank of the Cumberland River North 05 deg. 18 min. 04 sec. West 446.85 feet to a point on said bank; thence leaving the Cumberland River with line of said Tract #6 North 81 deg. 16 min. 01 sec. East 1200.09 feet to a point in branch (passing an iron rod at 50.09 feet); thence North 50 deg. 23 min. 07 sec. East 303.06 feet to an iron rod (passing an iron rod at 10.00 feet); thence with line of a cemetery North 75 deg. 40 min. 37 sec. East 77.01 feet to an iron rod; thence North 06 deg. 25 min. 35 sec. West 77.16 feet to an iron rod; thence with line of said Tract #6 North 77 deg. 06 min. 16 sec. East 317.36 feet to an iron rod; thence North 85 deg. 07 min. 53 sec. East 919.33 feet to the point of beginning, containing 21.00 acres, more or less, as shown on the survey by Carroll Carman, Registered Land Surveyor, Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated May 15, 2013.

A 20-feet wide right of ingress and egress exists across the above-described tract along a portion of the north boundary of the above-described tract for access to a cemetery. Said right of ingress and egress is 1236.69 feet long as you measure west from Neely's Bend Road along the common line of the above described tract and Tract #6 of the Beck Farm (19.87 acres as per survey of same date).

There is a 50-foot existing easement across the Western portion of the property of Robert J. Beck.

TRACT #8- BEGINNING at an iron rod in west margin of Neely's Bend Road, same being the northeast corner of this tract and the easternmost southeast corner of Tract #7 of the Beck Farm (21.00 acres as per survey of same date), also being 1151.47 feet south of the southeast corner of Lanny D. Phillips (DB 7395, PG 3, RODCT) as you measure along said margin; thence with said margin South 07 deg. 17 min. 01 sec. East 112.63 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 00 deg. 18 min. 14 sec., a radius of 9750.50 feet, a tangent length of 25.85 feet, and a chord of South 07 deg. 26 min. 08 sec. East 51.70 feet; thence along said curve an arc length of 51.70 feet to an iron rod in said margin; thence leaving road with line of Tract #9 of the Beck Farm (5.05 acres as per survey of same date) South 85 deg. 07 min. 53 sec. West 633.85 feet to an iron rod; thence South 04 deg. 52 min. 07 sec. East 68.08 feet to an iron rod; thence with line of Robert J. Beck (IN 20130215-0015693, RODCT) South 30 deg. 19 min. 59 sec. West 181.74 feet to an iron rod; thence South 52 deg. 34 min. 45 sec. West 227.31 feet to an iron rod; thence with line of said Tract #7 North 04 deg. 52 min. 07 sec. West 503.07 feet to an iron rod; thence North 85 deg. 07 min. 53 sec. East 923.16 feet to the point of beginning, containing 5.06 acres, more or less, as shown on the survey by Carroll Carman, Registered Land Surveyor, Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated May 15, 2013.

TRACT #9- BEGINNING at an iron rod in the west margin of Neely's Bend Road, same being the northeast corner of this tract and the easternmost southeast corner of Tract #8 of the Beck Farm (5.06 acres as per survey of same date), also being 1315.80 feet south of the southeast corner of Lanny D. Phillips (DB 7395, PG 3, RODCT) as you measure along said margin; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 02 deg. 30 min. 34 sec., a radius of 9750.50 feet, a tangent length of 213.55 feet, and a chord of South 08 deg. 50 min. 31 sec. East 427.00 feet; thence along said curve an arc length of 427.03 feet to an iron rod in said margin; thence leaving road with line of Kenneth Raymond Owen (DB 10477, PG 545, RODCT) South 76 deg. 39 min. 16 sec. West 404.09 feet to an iron rod at a 14-inch hackberry; thence with line of Robert J. Beck (IN 20130215-0015693, RODCT) North 21 deg. 17 min. 52 sec. West 418.31 feet to an iron rod; thence North 88 deg. 30 min. 15 sec. West 146.36 feet to an iron rod; thence with line of said Tract #8 North 04 deg. 52 min. 07 sec. West 68.08 feet to an iron rod; thence North 85 deg. 07 min. 53 sec. East 633.85 feet to the point of beginning, containing

5.05 acres, more or less, as shown on the survey by Carroll Carman, Registered Land Surveyor, Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated May 15, 2013.

A 25-feet wide ingress and egress easement exists across the above-described tract along a portion of the south boundary of the above-described tract for access to the adjoining Robert J. Beck property (IN 20130215-0015693, RODCT). Said right of ingress and egress is 404.09 feet as you measure west from Neely's Bend Road along the common line of the above-described tract and Kenneth Raymond Owen (DB 10477, PG 545, RODCT).

Being the same property conveyed to THOMAS E. NOLEN and wife, ROBBIN C. NOLEN by Warranty Deed from William T. Beck, Administrator of the Estate of Mary Gardner Beck, William T. Beck, individually and as heir of Mary Gardner Beck, deceased; Robert J. Beck, individually and as heir of Mary Gardner Beck, deceased; and Joe Beck, individually and as heir of Mary Gardner Beck, dated July 15, 2013, and of record in Instrument No. 20130718-0074586, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 20th day of NOVEMBER, 2017.

THOMAS E. NOLEN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **THOMAS E. NOLEN**, with whom I am personally acquainted, or proved to me 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 office this 20th day of November 2017.

NOTARY PUBLIC

My commission expires: 7-18-20

W. TROY PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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This transfer is exempt from transfer privilege taxes pursuant to T. C. A. §67-4-409(3) E as implementing a Final Decree between divorcing parties.

Robb C Wolfe

AFFIANT

Sworn to and subscribed to before me this the 20th day of November, 2017.

NOTARY PUBLIC

My commission expires: 7-18-20

W. TROY PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY