NEW OWNER:
MERTIE ANN MCDONALD-WILLIAMS, TRUSTEE
13774 LEBANON ROAD
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

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

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

Bill Garrett Davidson County
Batch# 53434 DEEDQC
01/31/2018 12:18:44 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180131-0009832

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **MERTIE ANN MCDONALD-WILLIAMS**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **MERTIE ANN MCDONALD-WILLIAMS, TRUSTEE OF THE MCDONALD FAMILY PROTECTION TRUST DATED DECEMBER 20, 2017**, her successors and/or assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and described as follows, to-wit:

PARCEL I:

Map & Parcel No.: 06513000100

Tract I:

A tract of land in the 4th Civil District of Davidson County, Tennessee, being the westerly portion of Tract No. 1 of the Bush-Waldrop Subdivision a survey of which was made by Murray D. Shanklin, Surveyor, dated November 5, 1973, and more particularly described as follows: Said tract begins at a concrete monument in the northerly margin of Lebanon Road, said point being the southeast corner of this tract and the southwest corner of the commercial tract conveyed to Johnny F. Moore, et ux, of record in Book 5465, Page 398, Register's Office for Davidson County, Tennessee; thence leaving Lebanon Road and running with Moore's westerly line N 17 deg. 30 min. W 101.50 feet to an iron pin; thence continuing with Moore's westerly line N 13 deg. 42 min. W 143.57 feet to an iron pin, said point being the northwest corner of Moore's tract; thence N 11 deg. 32 min. W 80.80 feet to an iron pin; thence N 39 deg. 28 min. W 51.52 feet to an iron pin; thence N 53 deg. 04 min. W 142.92 feet to an iron pin; thence South 80 deg. 10 min. W 161.79 feet to an iron pin, said point being then northwest corner of this tract; thence running with the Miller G.

Kimbrough, Trustee, property line S 14 deg. 05 min. E 269.51 feet to an iron pin, said point being the northeast corner of the Mr. Gatti's property; thence with Mr. Gatti's easterly line S 14 deg. 05 min. E 210.09 feet to an iron pin in the northerly margin of Lebanon Road; thence running with the margin of said road N 71 deg. 52 min. E 164.38 feet to an iron pin; thence S 18 deg. 08 min. E 35.0 to an iron pin; thence N 71 deg. 52 min. E 108.62 feet to the point of beginning, and containing 2.79 acres, more or less.

Tract II:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Clay D. Couch, Jr., December 10, 1982, as follows, to-wit: Beginning at an iron pipe in the westerly line of Lot No. 1 on the Plan of Sherwood Forest, Section 1, as of record in Book 4175, Page 153, Register's Office for Davidson County, Tennessee, said point being located 285 feet, more or less, in a northerly direction from the center line of Lebanon Road, U.S. Highway 70; thence S 72 deg. 27 min. W 44.54 feet, more or less, to an existing iron pin in the easterly line of McDonald Driver lands; thence with the McDonald Driver lands the following calls and distances: N 10 deg. 51 min. W 80.80 feet to a point; thence N 38 deg. 47 min. W 51.52 feet to a point; thence N 52 deg. 23 min. W 142.92 feet to an existing iron pin; thence S 80 deg. 48 min. W 161.96 feet to an existing iron pin; thence S 13 deg. 25 min. E 269.50 feet to an existing iron pin located in the westerly line of the McDonald Driver lands, the northerly line of the Resubdivision, Tract No. 1, Leland Bush Subdivision; thence with the northerly line of said Resubdivision, Tract No. 1, Leland Bush Subdivision, S 73 deg. 23 min. W 145.68 feet to an existing iron pin; thence continuing with said Leland Bush Subdivision northerly line, S 79 deg. 12 min. W 220.27 feet to an existing iron pin in the easterly line of the Merritt lands; thence with the easterly line of the Merritt lands, N 4 deg. 21 min. E 904.64 feet to a point in the southerly line of the Merritt lands; thence with Merritts southerly line S 84 deg. 13 min. E 348.95 feet to an existing concrete monument, the westerly line of Lot No. 262, Sherwood Forest, Section 4, of record in Book 4460, Page 182, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Lot on said plan, S 45 deg. 45 min. E 42.50 feet to an existing concrete monument in the westerly line of Lot No. 8, Sherwood Forest, Section 1, of record in Book 4175, Page 153, Register's Office for Davidson County, Tennessee; thence with the westerly line of Lots 8, 7, 6 and 5 as shown on said plan, S 17 deg. 19 min. W 347.87 feet to a monument in the westerly line of Lot No. 5; thence with the westerly line of Lots 4, 3, 2 and 1, as shown on said plan S18 deg. 00 min. E 344.29 feet to an iron pipe located in the westerly line of Lot No. 1, the point of beginning, and containing 8.19 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED THEREFROM is the property conveyed to the State of Tennessee by Warranty Deed from Mertie Cantrell McDonald, widow of Robert S. McDonald, dated October 31, 1995, and of record in Book 9583, Page 802, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the north proposed right of way line of State Project No. 19041-2258-04, said point located 52 feet left of survey centerline station 118+38.53; thence with said north proposed right of way line North 75 deg. 40 min. 22 sec. East a distance of 65.55 feet to a point of change; thence continuing with said north proposed right of way line with a 35.22 foot radius curve left an arc distance of 19.48 feet to a point located 42 feet left of survey centerline station 9+42.63; thence with a 32.0 radius curve left an arc distance of 18.56 feet; thence continuing with a 221.04 foot radius curve left an arc distance of 27.07 to a point on the common property line between Johnny F. Moore and the grantors herein, said point located 42 feet left of survey centerline station 9+20.70; thence with said common property line South 09 deg. 35 min. 33 sec. East a distance of 50 feet, more or less to a point on the north existing right of way line of State Route 24; thence with said north existing right of way line South 75 deg. 47 min. 22 sec. West a distance of 108.40 feet to a point; thence North 14 deg. 50 min. 45 sec. West a distance of 10 feet, more or less to the POINT OF BEGINNING and containing 1,732 square feet, more or less.

Being a portion of the same property conveyed to Robert S. McDonald and wife, Mertie Cantrell McDonald by Quitclaim Deed from Dean Robinson, Trustee, dated February 28, 1995, and of record in Book 6572, Page 36, in the Register's Office for Davidson County, Tennessee.

PARCEL NO. II:

Map & Parcel No.: 06513010600

Land in the Fourth Civil District of Davidson County, Tennessee being a part of the land conveyed to Leland Bush and wife Jane Bush by deed of record in Book 4876, Page 500, Register's Office for Davidson County, Tennessee, and described according to the Plat of record in Book 5210, Page 179, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the Northerly margin of U.S. Highway No. 70 (Lebanon Road) thence North 71 deg. 51 min. East to a monument; thence around a curve with a radius 25 feet to a monument on the Easterly line of Big Horn Drive; thence North 18 deg. 9 min. West to an iron pin in the Southerly line of Sherwood Forrest, Section 1, of record in Book 4175, Page 153, R.O.D.C., Tennessee; thence South 71 deg. 46 min. West 145.19 feet to an iron pin in the Southwest corner of Sherwood Forrest, Section 1; thence 44.45 feet to an iron pin; thence South 13 deg. 41 min. East 143.57 feet to an iron pin; thence South 17 deg. 30 min. East 101.5 feet to a monument, the point of beginning. (This description is the same as in Grantor's deed).

Being the same property conveyed to Mertie Ann McDonald by Warranty Deed from Johnny F. Moore and wife, Susie Moore, dated April 29, 2002, and of record in Instrument No. 20020502-0054011, in the Register's Office for Davidson County, Tennessee.

Robert Smith McDonald a/k/a Robert S. McDonald and Mertie C. McDonald a/k/a Mertie Ann McDonald a/k/a Mertie Ann C. McDonald remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Robert Smith McDonald; therefore, Mertie C. McDonald is the surviving tenant by the entirety to the properties herein. Mertie C. McDonald is now known as Mertie Ann McDonald-Williams.

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 30th day of January, 2018.

Mertie Ann McDonald Williams
MERTIE ANN MCDONALD-WILLIAMS

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid **MERTIE ANN MCDONALD-WILLIAMS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of January, 2018.

JAMES ADDISON BARRY, JR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

James Addison Barry
NOTARY PUBLIC

My commission expires: 11-4-2020

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I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

Lisa Parker
AFFIANT

Sworn to and subscribed to before me this the 30th day of January, 2018.

James Addison Bailey Jr
NOTARY PUBLIC

JAMES ADDISON BAILEY JR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 11-4-2020