Quit Claim Deed

Send tax bills to:

Document prepared by: Stephen R. Johnston, 1543 N. Plaza de Lirios, Tucson, AZ85745

THE GRANTOR: Stephen R. Johnston, 1543 N. Plaza de Lirios, Tucson, AZ 85745

for the consideration of $0.00

CONVEY, RELEASE and QUITCLAIM

To: Stephen R. Johnston and C. Paige Winslett

1543 N. Plaza de Lirios

Tucson, AZ 85745

Bill Garrett Davidson County
DEEDQC
Batch# 64960
03/05/2018 09:45:08 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180305-0020303

all right, interest, title and claim in the following described real estate

in the County of Davidson, in the State of Tennessee, to wit:

Parcel 16800010200

Description: See Exhibit A and Exhibit B attachments

Being approximately 60. 95acres

Located south side of Highway 100 and west of Hester Beasley Road

Dated this 14 day of November, 2016

Grantor's Signatures: Stephen R. Johnston

STATE OF Arizona

COUNTY OF Pima

I, ISELA PEREZ, Notary Public in and for the state of ARIZONA, do hereby certify that on this 14 day of NOV, 2016 personally appeared before me STEPHEN R. JOHNSTON known to be the individual described in and who executed the within instrument and acknowledged that STEPHEN R. JOHNSTON signed the same as STEPHEN R. JOHNSTON free and voluntary act and deed for the uses and purposes herein mentioned.

Given under my hand and official seal this 14 day of NOV, 2016 Commission expires FEB 05 2017

Notary Public

OFFICIAL SEAL
ISELA PEREZ
NOTARY PUBLIC-ARIZONA
PIMA COUNTY
My Comm. Exp. Feb. 5, 2017

Page 3 of 5

C. Paige Winslett

Recipient's Signature: C. Paige Winslett

STATE OF Arizona

COUNTY OF Pima

I, ISELA PEREZ, Notary Public in and for the state of ARIZONA, do hereby certify that on this 14 day of NOV, 2016 personally appeared before me C. PAIGE WINSLETT known to be the individual described in and who executed the within instrument and acknowledged that C. PAIGE WINSLETT signed the same as C. PAIGE WINSLETT free and voluntary act and deed for the uses and purposes herein mentioned.

Given under my hand and official seal this 14 day of NOV, 2016. Commission expires FEB 05 2017.

Recipient's Signature: Stephen R. Johnston

STATE OF Arizona

COUNTY OF Pima

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14 DAY OF NOV, YEAR 2016
NOTARY PUBLIC

OFFICIAL SEAL
ISELA PEREZ
NOTARY PUBLIC-ARIZONA
PIMA COUNTY
My Comm. Exp. Feb. 5, 2017

I, ISELA PEREZ, Notary Public in and for the state of ARIZONA, do hereby certify that on this 14 day of NOV, 2016 personally appeared before me STEPHEN R. JOHNSTON known to be the individual described in and who executed the within instrument and acknowledged that STEPHEN R. JOHNSTON signed the same as STEPHEN R. JOHNSTON free and voluntary act and deed for the uses and purposes herein mentioned.

Given under my hand and official seal this 14 day of NOV, 2016. Commission expires FEB 05 2017

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14 DAY OF NOV, YEAR 2016
NOTARY PUBLIC

OFFICIAL SEAL
ISELA PEREZ
NOTARY PUBLIC-ARIZONA
PIMA COUNTY
My Comm. Exp. Feb. 5, 2017

EXHIBIT A

Land in the 9th Civil District of Davidson County, Tennessee, and described according to a survey by J. F. Roy as follows:

Beginning at a point in the center of Highway No. 100, being the northwest corner of the colored Church lot, and running thence with the line of the same and along the west line of the Ursey 4-acre tract, South 3° West 24 poles to a stake in an old stump, Ursey's southwest corner; thence with the south line of the Ursey Tract, the Virginia Phillips tract, the Minnie May Price tract and the Spence King Tract, South 87¼° East 69.3 poles to a stake in the line of the Potts heirs; thence with said Potts' line South 3° west 21.6 poles to a stake, with sourwood pointer at Pott's corner; thence East with said Potts' line 8.7 poles to a stone with a little hickory bush pointer, which said line above was agreed upon between the Potts heirs and Alton J. Lewis; thence North 86½° west 106 poles to a large beech at an old corner, being a corner of the McPherson land; thence North 4° west 90.5 poles to the center of the Old Nashville and Centerville Highway at the northeast corner of the colored Church lot known as the Missionary Baptist Church lot; thence with the center of said old Highway, North 75° East 13 poles and north 52½° East 26 poles to the beginning, and containing according to said survey, 69.3 acres. Including but excluding from the above described proeprty are the following tracts of land: 45/100 acres, more or less, conveyed to Clarence E. York and wife, Frances Ensey York, by deed from N. B. Ensey and wife, of record in Book 1716, page 183, Register's Office for said County; 4.12 acres, more or less, conveyed to Enoch Ursey and wife, Tinny Ursey, by deed from N. B. Ensey and wife, of record in Book 1728, page 54, said Register's Office; 3 acres, more or less, conveyed to James D. Hodge and wife, Evie Myrtle Hodge, by deed from N. B. Ensey and wife, of record in Book 1779, page 119, said Register's Office; 44/100 acres, more or less, conveyed to Enoch E. Ursery and wife, Minnie B. Ursery, by deed from N. B. Ensey and wife, of record in Book 1911, page 213, said Register's Office; and 5.4 acres, more or less, conveyed to Sam Reed and wife, Mamie Reed, by deed from Nonie B. Ensey and wife, of record in Book 2965, page 600, said Register's Office.

Being the same property conveyed to Stephen R. Johnston and wife, Susan E. Johnston, by deed from Dr. Arthur Bond and wife, Miriam A. Bond, of record in Book 6164, page 475, said Register's Office.

CURRENT SOURCE of title: BOOK 7134 PAGE 336

EXHIBIT B

Bar Code number: 20101230-0104041 Book 7134 Page 336

Being a tract of land in the 35th Councilmanic District of Davidson County, Tennessee, being more particularly described as follows:TRACT 5

Beginning at a P.K. nail set in the center of Hester Beasley Road at the southeast corner of the Larry M. Lancaster et al property; thence leaving the center of Hester Beasley Road along the east boundary line of the Lancaster property North 00 deg. 32 min. 26 sec. West, 32.16 feet to an iron rod set in the northwest margin of said road; thence continuing along the east boundary line of the Lancaster property and then the Stephen R. Johnston property North 00 deg. 32 min. 26 sec. West, 602.51 feet to an iron rod set at the southwest corner of Tract 6; thence with the south boundary line of Tract 6 on a newly established line North 88 deg. 35 min. 53 sec. East, 663.87 feet to an iron rod set in the northwest margin of Hester Beasley Road at a distance of 25 feet from the center of said road; thence along the northwest margin of Hester Beasley Road to points as follows: South 29 deg. 14 min.. 15 sec. West, 65.38 feet; South 43 deg. 30 min. 22 sec. West, 101.02 feet; South 49 deg. 17 min. 53 sec. West, 398.00 feet; thence South 41 deg. 48 min. 21 sec. East, 25.00 feet to a P.K. nail set in the center of Hester Beasley Road; thence along the center of Hester Beasley Road to points as follows: South 47 deg. 05 min. 26 sec. West, 256.51 feet; South 50 deg. 52 min.. 17 sec. West, 107.34 feet to the point of beginning, containing 5.06 acres, more or less.The above described property is subject to the legal right-of-way for Hester Beasley Road.

Being part of the same property conveyed to Mary Johnson and J. H. Johnson by Warranty Deed dated February 6, 1956 from Irene Baird, a widow, Oleta Allen, a widow, Cynthia Sayers and Russell Sayers, Betty French and Edward French, Edna Maxwell and Howard Maxwell, Georgia Sullivan and Willard Sullivan, Barbara J. Harbin and John Harbin, Nellie Baird Harris, widow of the deceased H. L. Baird, of record in Book 2492, page 610, Register's Office for Davidson County, Tennessee. The said J. H Johnson having since died predeceasing Mary Johnson. The said Mary Johnson has also since died, and by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P-1175, of record in Instrument No. 20100514-0037345, Register's Office for Davidson County, Tennessee, title to the subject property was vested in James W. Morris and Margaret M. Campbell, as Co-Trustees of The Mary B. Johnson Revocable Living Trust Agreement dated September 14, 2007.

This conveyance is subject to a 20 foot wide public utilities easement adjacent to and parallel to the right of way of Hester Beasley Road.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

CURRENT SOURCE OF TITLE: INSTRUMENT # 20101230-0104041

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn before me, this 27th day of Feb., 2018.

Notary

OFFICIAL SEAL
MARCUS QUINTANA
NOTARY PUBLIC-ARIZONA
PIMA COUNTY
My Comm. Exp. Mar. 20, 2020