Bill Garrett Davidson County
Batch# 75625 DEEDQC
04/02/2018 04:08:34 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180402-0030694

**THIS DOCUMENT PREPARED BY**

**JEFFREY MOBLEY**
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**The actual consideration for this transfer is $NONE.**

**AFFIANT**

**Subscribed and sworn to before me this 2nd day of April, 2018.**

**Notary Public**

**My Commission Expires:**

| Address of New Owner: | Send Tax Bills To: | Tax Map and Parcel Nos. |
|---|---|---|
| John D. Rottero, Trustee<br>493 Ridgeview Drive<br>Mt. Juliet, Tennessee 37122 | -SAME- | 029 00 0 364.00 |

## TRUSTEE'S QUITCLAIM DEED

**KNOW ALL PERSONS** by these presents that John D. Rottero, Trustee of The Ray A. Rottero Bypass Trust, established by the Revocable Trust Agreement of Ray A. Rottero, dated December 6, 2007, (the "Bypass Trust"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the termination and distribution of his Bypass Trust upon the death of his surviving spouse, Mozelle M. Rottero, hereby releases, remises and quitclaims unto John D. Rottero, Trustee of the John D. Rottero Trust, his successors and assigns, hereinafter called the Grantee, all right, title and interest of the Bypass Trust in and to a

certain parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this the 2nd day of April, 2018.

**THE RAY A. ROTTERO BYPASS TRUST**

**John D. Rottero, Trustee**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John D. Rottero, Trustee**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of April, 2018.

My Commission Expires: CAMPBELL A MOBLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

Notary Public

## EXHIBIT A

## Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

**TRACT 1**

Situated in the 14th Civil District of said County and State, being the West part of tract No. 7 in the division of the H. Floto estate Book 421, page 147, Register's Office for Davidson County, Tennessee.

BEGINNING at a Stone in the North boundary of the Fred Sava tract, thence, N. 10 W. 14.8 poles to a stake, thence N. 47 E. 28 poles to a gum, thence N. 5 W. 144 poles to the center of a branch, thence N. 56 W. 19 poles to A Chestnut stump, a corner of the Lenz tract, thence N. 75 W. 52 poles to a White Oak, another corner of the Lenz tract, thence S. 9 poles to the center of another branch, and with the meanderings of said branch S. 30 E. 5 poles, S. 20 E. 8 poles, S. 10 W. 18.8 poles, S. 50 E. 3.4 poles, S. 15 E. 30 poles, S. 8 N. 12 poles, S. 13 E. 9.4 poles, S. 70 E. 4 poles, S. 25 E. 14 poles, S. 10 N. 8 poles, S. 19 E. 4 poles, S. 30 W. 6.4 poles, S. 10 E. 8.8 poles to a stake in the branch, with ash pointers. The N.E. corner of Krantz, and with his east boundary S. 2 W. 62.8 poles to his S.E. corner, thence S. 88 E. 45.6 poles to the beginning containing 68 acres more or less.

**TRACT 2**

LYING in the new 14th Civil District of said County.

BEGINNING at a stake standing N. 7 W. 165' from the center of the Ridge Road, thence N. 7 N. 1096.9' to a stake with White Oak and Black Oak pointers, thence N. 87 1/2 W. 594' to a stake and pointers on the West side of a hollow, thence S. 17 E. 1307' to a stake and pointers, thence N. 78 E. 363' to the beginning, containing 13 acres, more or less.

**TRACT 3**

LYING AND BEING in the 14th, formerly the 24th Civil District of said County, being known as Tracts No. 1, 3, and 5 of the Property of William Minton Parrish and wife, and described according to a copy of a survey thereof made by C.J. Carney, Surveyor, July 28, 1956, as follows:

BEGINNING at a point in the center line of Gray's Point Road at the common corner of Tracts 2 and 5, being a corner of the O.L. Berry Property and the northwest corner of a tract of 24.29 acres that was conveyed to Thomas H. Palmer by deed from William M. Parrish and wife, of record in Book 2634, page 461, Register's Office; thence with the center of Gray's Point Road, north 67° 45' West 330 feet to a point, a corner of the Rod Buck Property; thence with his line and along the line of the Jim Proctor Property as follows: North 7° West 1428.9 feet to a stone, a corner of Tracts 1 and 3; North 10° West 294.2 feet to an iron pin; North 47° East 462 feet to an iron pin; North 5° East 1050 feet to an iron pin, a corner of the J.W. McWhirter Property; thence with McWhirter's line, South 75° 30' East 156 feet to an iron pin; South 25° East 186 feet to an iron pin; thence South 55° East 312 feet to an iron pin; North 62° 30' East 100 feet to an iron pin; South 35° East 208 feet to an iron pin in the center line of Spring Branch, a corner of the Sam Arrington Property; thence along said Arrington's line and along

the center of said Branch, South 38° East 800 feet to a point, a corner of Tracts 1 and 4; thence, South 65° 30" West, 33 feet to an iron pin, thence, South 48° West, 485 feet to an iron pin, thence South 12 West 95 feet to an iron pin; thence, South 12° West 793 feet to an iron pin, thence South 45°, 45' East 341.2 feet to an iron pin; thence, South 5° East 550.8 feet to an iron pin in the centerline of Gray's Point Road. Thence, along the centerline of said Gray's Point Road South 88° 15' West 204 feet and North 76° West 232 feet to the point of beginning containing 49.85 acres more or less.

I ALSO CONVEY the right of roadway along the East boundary of two acres conveyed to Jesse Bennett and wife, to and from the Ridge Road.

**Included in the description of tracts one and two above but excluded for the purpose of this conveyance is a tract of land heretofore conveyed from J.E. Proctor and wife, to the State of Tennessee Department of Game, Fish and Wild Life Conservation and Damon Headden and his successors in office, recorded in Book _____, page _____, R.O.D.C. as follows:**

> BEGINNING at a point where the properties of Dave Krantz, S.T. Guy, and J. E. Proctor meet, thence along a north and south property line between the G.T. Guy and J.E. Proctor properties approximately 150 feet, thence in an easterly direction along the northern boundary of the present J.E. Proctor property approximately 1284 feet to a point where the properties of J.E. Proctor, Sam Arrington and J. B. Rottero, Jr. meet, thence in a southerly direction along the property line between the properties of J.R. Rottero, Jr. and J.E. Proctor, approximately 200 feet to a point 100 feet outside the proposed 40 feet level shore line, thence following the meanders of a line 100 feet outside the proposed 40 feet water level and shore line approximately 1325 feet to the property line generating the properties of J.E. Proctor and Dave Krantz, thence along said property line being irregular as shown by the original plan, approximately 822 feet to the point of beginning.

Acres 10.055 located in 14th Civil District.

Being the same property conveyed to Mozelle M. Rottero and John D. Rottero, Trustees of The Ray A. Rottero Bypass Trust, established by the Revocable Trust Agreement of Ray A. Rottero, dated December 6, 2007, by deed from Mozelle M. Rottero and John D. Rottero, Trustees of The Ray A. Rottero Living Trust, established by the Revocable Trust Agreement of Ray A. Rottero, dated December 6, 2007, of record as Instrument No. 20100503-0033364, Register's Office for Davidson County, Tennessee. Mozelle M. Rottero died October 3, 2017. Upon the death of Mozelle M. Rottero, John D. Rottero became the sole Trustee of said Ray A. Rottero Bypass Trust.

This is unimproved property known as 0 Grays Point Road, Joelton, Tennessee 37080.