Bill Garrett
Batch# 82166
04/18/2018 10:37:01 AM
Fees: $22.00 Taxes: $0.00
4 pgs

20180418-0036474

Prepared by:
Gordon Law Group, PLC
803 18th Avenue South
Nashville, TN 37203

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY ~~OF DAVIDSON~~ Mecklenburg

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

Affiant

Dabney Taylor
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires
January 15, 2023

Subscribed and sworn to before me, this 30th day of March, 2018.

Notary Public
My commission expires: January 15th, 2023

Address of New Owner:	Send Tax Bills to:	Tax Information
James Williams Shaw, Jr. 9600 Commons East Drive, Apt. C Charlotte, NC 28277	Same as New Owner	114-00-0-033.00

DEED OF PARTITION BETWEEN TENANTS IN COMMON

WHEREAS, **James William Shaw, Jr.** ("First Party"), and **Allison Larue Shaw** ("Second Party") (the First Party and the Second Party are together referred to as the "Parties") own together as tenants in common a certain tract of land in Davidson County, Tennessee described as follows (the "Property"):

> LAND in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 3 on the Plan of the Elijah Robertson Lands, as of record in Plan Book 1, Page 48, Chancery Court at Nashville, and certain lands adjacent thereto lying South thereof described together according to a survey made by John M. Sullivan, Civil Engineer, December 6, 1960, as follows:
>
> BEGINNING at a point in the center of the Old Charlotte Pike at the northwest corner of the property conveyed to E. B. Fiak, et al, by Deed from J. A. Cox, et al, Trustees, as of record in Book 712, Page 525, Register's Office for said County; thence with said Fiak's westerly line South 20 degrees 05 minutes East 322 feet to said Fiak's southwest corner; thence with said Fiak's southerly line along a fence North 70 degrees East 763 feet to the easterly line of said Lot No. 3, being Dave Stenson's westerly line; thence with the easterly line of said Lot No. 3 along a fence and said Stenson's westerly line South 3 degrees 22 minutes West 2053 feet to an inner corner of said Lot No. 3; thence with an inner southerly line of said Lot No. 3 along a fence westerly 161 feet to a point; thence in part, with the easterly line of said Lot No. 3 along a fence South 3 degrees 22 minutes West 1066 feet to a point; thence with a fence westerly 196 feet to a point; thence with a fence South 3 degrees 22 minutes West 473 feet to the northeast corner of the property conveyed to Hugh Fiak and wife, by Deed from Mrs. Estelle S. O'Brion, et al, as of record in Book 2921, Page 445,

said Register's Office; thence with said Fiak's northerly line along a fence as follows: North 48 degrees 15 minutes West 239 feet, South 75 degrees 01 minutes West 891 feet, North 78 degrees 17 minutes West 175 feet and North 77 degrees 58 minutes West 60 feet to the westerly line of the property conveyed to W. F, McCord and wife, by Deed from Dennis O'Brion and wife, as of record in Book 1281, Page 97, said Register's Office; thence with said McCord's easterly line along a fence North 18 degrees 33 minutes West 605.6 feet to a point; thence with the same in part North 17 degrees 29 minutes West 1020.4 feet to a point; thence along a fence South 73 degrees 46 minutes West 282.6 feet to a point; thence with a fence as follows: North 24 degrees 05 minutes East 496.6 feet, North 45 degrees 54 minutes East 137.3 feet, North 44 degrees 53 minutes East 96.7 feet, North 60 degrees 14 minutes East 142.3 feet, North 36 degrees 26 minutes East 98.6 feet, North 29 degrees 30 minutes East 394.8 feet, North 19 degrees 46 minutes East 99.6 feet; North 12 degrees 06 minutes East 286.8 feet, and North 2 degrees 58 minutes East 605.3 feet to the center of the Pike; thence with the center of said Pike as follows: North 86 degrees 38 minutes East 294 feet, North 82 degrees 02 minutes East 400 feet, and North 70 degrees 24 minutes East 124.3 feet to the BEGINNING.

BEING the same property conveyed to Julian P. Jordan, Jr., by Deed from Mrs. Hazel Jordan Derryberry, of record in Book 3279, Page 357, Register's Office for Davidson County, Tennessee. The said Julian P. Jordan, Jr., having since died and by Will of Julian Patterson Jordan, deceased, of record in Will Book 114, Page 12, Probate Court for Davidson County, Tennessee, the subject property was devised to Jewel Barnhill Jordan. The said Julian P. Jordan, Jr., and Julian Patterson Jordan are one and the same person.

Being the same property conveyed to Mary Margarette Jordan, James William Shaw, Jr. and Allison Larue Shaw by deed from Jewel Barnhill Jordan of record in instrument number #20010215-0014679, Register's Office for Davidson County, Tennessee. The said Mary Margarette Jordan, having since died and by Will of Mary Margarette Jordan, deceased, of record in Probate Court for Davidson County, Tennessee, under File No. 15P1244, her share of the subject property was devised to James William Shaw, Jr.

WHEREAS, by mutual consent and agreement, the Parities have decided to terminate their tenancy in common and to partition the Property between themselves.

NOW, THEREFORE, for the purpose of making a partition of the Property between the Parties, who have previously held the Property as tenants in common, and for and in consideration of the premises and the sum of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, the First Party herby remises, releases and forever quitclaims unto the Second Party, his heirs and assigns, all of his right, title and interest, in and to that portion of the Property in Davidson County, Tennessee, described as follows:

Beginning at a PK nail set at the centerline intersection of Old Charlotte Pike (Public Road—no specific width assigned by Metro Public Works) and Sullivan Hollow Rd. (Private) and being the northeast corner of the herein described tract; thence with the centerline of the said Sullivan Hollow Rd. the following calls: S 05°31'55" W a distance of 255.30' ;
thence S 14°29'29" E a distance of 67.91';
thence S 06°46'06" W a distance of 102.87';
thence S 16°11'55" W a distance of 215.22';
thence S 19°18'17" W a distance of 144.92';
thence S 21°40'53" W a distance of 230.92';
thence S 20°02'54" W a distance of 360.07';
thence S 22°10'50" W a distance of 172.45';
thence S 27°42'25" W a distance of 307.11';
thence S 23°13'24" W a distance of 199.10';
thence S 16°05'40" W a distance of 148.13';
thence S 11°24'19" W a distance of 236.73';
thence S 36°47'41" W a distance of 99.31';
thence S 57°22'25" W a distance of 114.73';
thence S 48°12'40" W a distance of 141.05';
thence S 40°14'22" W a distance of 200.62';
thence S 28°23'41" W a distance of 252.72';
thence S 58°39'51" W a distance of 84.30';
thence leaving the aforesaid Sullivan Hollow Rd. and along or near the line of Michael Perkins as recorded at instrument number 20160329-0029467 R.O.D.C.TN, N 12°08'23" W a distance of 1072.33' to an iron pin found; thence continuing with Perkins, S 75°55'17" W a distance of 301.94'to an iron pin found; thence along or near the line of James Shaw Jr. as recorded at instrument number 20160329-0029467 the following calls: N 30°50'26" E a distance of 494.66' to an iron pin found;
thence N 53°37'16" E a distance of 140.58' to an iron pin found;
thence N 51°47'25" E a distance of 94.85' to an iron pin found;
thence N 65°03'51" E a distance of 157.14' to an iron pin found;
thence N 37°15'59" E a distance of 518.34' to an iron pin found;
thence N 22°30'24" E a distance of 272.63' to an iron pin found;
thence N 09°00'15" E a passing an existing iron pin at 634.09', in all 687.56 to a PK set in the centerline of Old Charlotte Pike; thence with said centerline the following calls: N 89°15'38" E a distance of 165.25'
thence S 83°59'52" E a distance of 104.65';
thence S 86°26'11" E a distance of 112.37';
thence S 88°51'49" E a distance of 91.06';
thence N 87°09'47" E a distance of 109.43';
thence N 79°50'04" E a distance of 105.20';
thence N 76°21'18" E a distance of 17.68';
to the point of beginning, and containing 49.51 acres.

Being the same property conveyed to Mary Margarette Jordan, James William Shaw, Jr. and Allison Larue Shaw by deed from Jewel Barnhill Jordan of record in instrument number #20010215-0014679, Register's Office for Davidson County, Tennessee. The said Mary Margarette Jordan, having since died and by Will of Mary Margarette Jordan, deceased, of record in Probate Court for Davidson County, Tennessee, under File No. 15P1244, her share of the subject property was devised to James William Shaw, Jr.

This partition and quitclaim are made subject to such limitations, restrictions and encumbrances as may affect the premises.

Simultaneously herewith, the Second Party is executing a similar Deed of Partition by which she quitclaims to the First Party her interest in that remaining portion of the Property which is not herein quitclaimed.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30 day of March, 2018.

James Williams Shaw, Jr.

STATE OF North Carolina)
COUNTY OF Mecklenburg)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JAMES WILLIAMS SHAW, Jr.**, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, this 30th day of March, 2018.

Notary Public

My commission expires: January 15th, 2023

Dabney Taylor
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires
January 15, 2023