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

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

20180418-0036475

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this ____ day of April, 2018.

Notary Public
My commission expires:

ROBIN GORDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Allison Larue Shaw 512 Stevenson Street Nashville, TN 37209	Same as New Owner	114-00-0-033.00

DEED OF PARTITION BETWEEN TENANTS IN COMMON

WHEREAS, **Allison Larue Shaw** ("First Party"), and **James William Shaw, Jr.** ("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, her heirs and assigns, all of her 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—no specific width assigned by Metro Public Works) and Sullivan Hollow Rd. (Private, and being the northwest corner of the herein described tract; thence with the centerline of the aforesaid Old Charlotte Pike
N 76°21'18" E a distance of 126.83'; to a PK set
Thence leaving Old Charlotte Pike and along or near the line of Cecil Ross etux, as recorded at DB 7748 PG 195 RODCTN S 15°07'21" E, passing an existing iron pin at a distance of 25.00' in all 323.55' to a wooden fence post; thence continuing with Ross and Terry Lee Fisk, etux N 75°50'30" E a distance of 745.22' to an iron pin found; thence along or near the line of Martha Thurmond as recorded at instrument no.20110620-0047035, S07°10'02" W a distance of 521.05' to an iron pin found; thence continuing with Thurmond and Vance Waters as recorded at instrument number 20170721-0070483 S 08°26'52" W a distance of 997.79' to an iron pin found; thence along or near the line of the First United Pentecostal Church of Nashville, Inc. as recorded at instrument number 20170612-0058586 RODCTN, S 06°15'18" W a distance of 596.91' to an iron pin found; thence along or near the line of Thomas E. Bianconi the following calls: N 79°25'59" W a distance of 159.63' to a concrete monument found; thence S 09°05'06" W a distance of 1056.39';
Thence along or near the line of B.B. Doubleday as recorded at DB 4685 PG 222 the following calls: N 85°56'13" W a distance of 196.00' to an iron pin found; S 05°35'49" W a distance of 473.00' to an iron pin found; thence along or near the line of Sylvan Meadows LLC as recorded at instrument number 20080520-0051812 RODCTN the following calls: N 44°58'02" W a distance of 216.50'to an iron pin found; thence S 80°02'23" W a distance of 867.16' to a fence post; thence along a fence N 72°25'35" W a distance of 237.86' to a fence corner; thence N 12°43'50" W a distance of 580.22 to a point;
thence N 17°16'40" W a distance of 68.38' to a point in the centerline of Sullivan Hollow Rd; thence with said centerline the following calls:
N 58°39'51" E a distance of 84.30';
thence N 28°23'41" E a distance of 252.72';
thence N 40°14'22" E a distance of 200.62';
thence N 48°12'40" E a distance of 141.05';
thence N 57°22'25" E a distance of 114.73';
thence N 36°47'41" E a distance of 99.31';
thence N 11°24'19" E a distance of 236.73';
thence N 16°05'40" E a distance of 148.13';
thence N 23°13'24" E a distance of 199.10';
thence N 27°42'25" E a distance of 307.11';
thence N 22°10'50" E a distance of 172.45';
thence N 20°02'54" E a distance of 360.07';
thence N 21°40'53" E a distance of 230.92';
thence N 19°18'17" E a distance of 144.92';
thence N 16°11'55" E a distance of 215.22';
thence N 06°46'06" E a distance of 102.87';
thence N 14°29'29" W a distance of 67.91';

thence N 05°31'55" E a distance of 255.30';
to the point of beginning, and containing 96.45 acres.

Being part of 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 he quitclaims to the First Party his 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 5th day of April, 2018.

Allison Larue Shaw

Allison Larue Shaw

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ALLISON LARUE SHAW**, 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 5th day of April, 2018.

Notary Public

ROBIN GOADON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

My commission expires: _____