THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
E. Wayne Winters, Trustee
2903 Morgan Rd.
Joelton, TN 37080

Send Tax Bills To:
SAME

Map & Parcel No.:
022-010.00
022-236.00
022-237.00

Bill Garrett Davidson County
Batch# 84492 DEEDQC
04/25/2018 09:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180425-0038828

QUITCLAIM DEED TO CONSOLIDATE SEPARATE LOTS

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **E. Wayne Winters, Trustee** ("Grantor") does hereby quitclaim and convey unto **E. Wayne Winters, Trustee of the Anita K. Winters Irrevocable Trust Agreement** ("Grantee"), its successors and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land situated in the 1st Council District of Davidson County, Tennessee, being a portion of the land conveyed by warranty deed to Elson G. Winters and Anita K. Winters from J. L. Reeder, of record in Deed Book 2496, Page 45, in the Register's Office for Davidson County (R.O.D.C., TN), land conveyed to E. Wayne Winters, Trustee, of record in Instrument Numbers 200111231-0144831 and 20020103-0000817, R.O.D.C.,TN and is more particularly described as follows:

Commencing at the intersection of Whites Creek Pike and Eatons Creek Road, thence in a northwesterly direction approximately 905+/- feet to the an iron rod set on the westerly margin of Eatons Creek Road, at the Tennessee State Plane Coordinate System location of N:725,053.057, E:1,712,132.931, to a capped iron rod set, said rod being the point of beginning of the herein described land;

thence along the westerly margin of said road, with a curve turning to the left with an arc length of 215.96 feet, with a radius of 477.03 feet, with a chord bearing of South 69 degrees, 04 minutes, 29 seconds East, with a chord length of 214.12 feet to an iron rod set;

thence leaving said margin and with the Revised Gas and Stuff Plat, as shown in Plat Book 6900, Page 94, R.O.D.C.,TN for the following three calls, South 13 degrees, 50 minutes, 41 seconds East, a distance of 65.67feet to a ½" iron rod found;

thence South 76 degrees, 05 minutes, 55 seconds West, a distance of 201.07 feet to a 5/8" iron rod found;

thence South 13 degrees, 49 minutes, 50 seconds East, passing near an axel found in a fence line at 629.92 feet, and with the lines of Waller, of record in Instrument Number 20170918-0095420, R.O.D.C.,TN, a total distance of 931.12 feet to an iron rod found as set by Delle Land Surveying, said rod being the north westerly corner of Lot 2 of the Final Plat of 7201 Whites Creek Pike, of record in Instrument Number 20090904-0083420, R.O.D.C.,TN;

thence with said plat, South 14 degrees, 07 minutes, 51 seconds East, a distance of 311.23 feet to an iron rod found as set by Delle Land Surveying, said rod being along the northerly line of lands conveyed to the Metro Government Park Board, of record in Deed Book 7771, Page 19, R.O.D.C.,TN;

thence along the Park's line and along the line of Annette E. Winters & E. Wayne Winters, of record in Instrument Number 20140602-0047320, R.O.D.C.,TN, North 82 degrees, 47 minutes, 48 seconds West, a distance of 892.56 feet to a 28" stump with remnant fencing;
thence along the line of James Y. Butler and Dollie Butler, of record in Deed Book 4520, Page 476, R.O.D.C.,TN, North 05 degrees, 37 minutes, 53 seconds East, a distance of 611.02 feet to a wooden fence post;

thence along the line of Mauna & Larry Crabtree, of record in Instrument Number 20090413-0032792, R.O.D.C.,TN, North 76 degrees, 39 minutes, 59 seconds East, a distance of 315.50 feet to a ½" crimped iron pipe found;

thence North 11 degrees, 35 minutes, 29 seconds West, a distance of 368.99 feet to a ½" crimped iron pipe found;

thence North 54 degrees, 45 minutes, 26 seconds West, a distance of 423.03 feet to a 5/8" iron rod found, said rod being on the line of land conveyed to Midgett, of record in Deed Book 5251, Page 990, R.O.D.C.,TN and also being the southwesterly corner of land conveyed to Joe N. Smith, of record in Instrument Number 20060203-0013490, R.O.D.C.,TN;

thence along the line of Smith for the following two calls, North 25 degrees, 59 minutes, 49 seconds East, a distance of 124.86 feet to a 5/8" iron rod found;

thence North 54 degrees, 56 minutes, 33 seconds West, a distance of 330.30 feet to a 5/8" iron rod found along the southeasterly margin of Eatons Creek Road;

thence along said margin North 27 degrees, 56 minutes, 37 seconds East, a distance of 153.46 feet to a capped iron rod set;

thence with a curve turning to the right, having an arc length of 203.99 feet, a radius of 405.13 feet, a chord bearing of North 42 degrees, 22 minutes, 05 seconds East, and a chord length of 201.84 feet to a capped iron rod set, said rod being southwesterly corner of a portion of land conveyed to Joe N. Smith, of record in Instrument Number 20010523-0053703, R.O.D.C., TN;

thence along Smith for the following to calls, South 50 degrees, 21 minutes, 53 seconds East, a distance of 277.64 feet to an iron rod found as set by Delle Land Surveying;
thence North 70 degrees, 46 minutes, 23 seconds East, a distance of 79.69 feet to a capped iron rod set along the south westerly margin of Eatons Creek Road;

thence along said margin for the remaining calls and with a non-tangential curve turning to the right, having an arc length of 14.56 feet, a radius of 814.93 feet, a chord bearing of South 34 degrees, 21 minutes, 19 seconds East, and a chord length of 14.56 feet to a concrete monument found;

thence South 33 degrees, 50 minutes, 36 seconds East, a distance of 357.96 feet to a concrete monument found;

thence with a curve turning to the left, having an arc length of 185.35 feet, having a radius of 477.03 feet, a chord bearing of South 44 degrees, 58 minutes, 28 seconds East, and a chord length of 184.18 feet to the point of beginning, having an area of 1037653.9 square feet or 23.82, acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on April 9th and is based on survey work conducted by Dale and Associates in fall of 2017 and Spring of 2018 under Project Number 17085.

Being part of the same property conveyed to Elston G. Winters and wife, Anita K. Winters from J.L. Reeder by Warranty Deed on March 8, 1956, of record in Book 2496, Page 45, Register's Office for Davidson County, Tennessee. Being a portion of the property conveyed to Elston G. Winters and wife Anita K. Winters by Deed as of record in Book 2496, Page 45, Register's Office for Davidson County, Tennessee. (Elston G. Winters having since died on June 6, 1975). Further conveyed to E. Wayne Winters, Trustee from Anita K. Winters by Quitclaim Deed on January 3, 2002, of record in Instrument Number 20020103-0000817, Register's Office for Davidson County, Tennessee. Being a portion of the property conveyed to Elston G. Winters and wife Anita K. Winters by Deed as of record in Book 2496, Page 45, Register's Office for Davidson County, Tennessee. (Elston G. Winters having since died on June 6, 1975). Further conveyed to E. Wayne Winters from Anita K. Winters by Quitclaim Deed on December 31, 2001, of record in Instrument Number 20011231-0144831, Register's Office for Davidson County, Tennessee.

This is improved property known as **6404 Eatons Creek Road Joelton, TN 37080.**

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18 day of April, 2018.

E. Wayne Winters

E. Wayne Winters, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, **E. Wayne Winters,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of April, 2018.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/5/18

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is **$-0-.**

Nancy J. Winters

AFFIANT

Subscribed and sworn to before me, this 18 day of April, 2018.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/5/18

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-3-2021

201804250038828