Bill Garrett Davidson County
Batch# 117048 DEEDQC
07/17/2018 12:26:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180717-0069457

This instrument prepared by:
Lynn Newcomb, Attorney
Balthrop, Perry, Noe & Newcomb
An Association of Attorneys
102 Boyd Street, PO Box 82
Ashland City, TN 37015

Jason Worthington and Ashley Ervin
TO: Chris Campbell
4713 Gray's Point Rd
Joelton, TN 37080

MAP: 028
PARCEL: 060.00

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For no monetary consideration but in consideration of the love and affection that we have for our stepson and brother, we, **Jason Worthington** and **Ashley Ervin**, Grantors herein, do hereby quitclaim unto **Chris Campbell**, Grantee herein, our remainder interest in and to the following described property situated in Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, according to a survey by Steven E. Artz and Associates, Inc. 514 South Brown Street, Suite 600, Springfield, TN 37172, March 24, 2001, as follows:
Beginning at an iron pin (new) at the easterly margin of Grays Point Road (25 feet from centerline), and the northwest corner of a tract of land which belongs to James P. Ervin, having a deed reference in Deed Book 7874, page 325, Register's Office for Davidson County, Tennessee; thence with said margin of road as follows: N 10 deg. 51 min. 47 sec. E, 158.82 feet; thence N 08 deg. 41 min. 38 sec. E, 41.83 feet to an iron pin (new), the northwest corner of the herein described tract, and a corner to the above described Tract 1; thence with the southerly and westerly line of said Tract 1 as follows: S 60 deg. 26 min. 16 sec. E, 100.69 feet to an iron pin (new); thence S 48 deg. 45 min. 15 sec. E, 185.23 feet to a fence post corner (old); thence S 87 deg. 45 min. 09 sec. E, 494.92 feet to an iron pin (new); thence S 22 deg, 06 min. 23 sec. E, 1563.08 feet to an iron pin (new) at the center of a creek, and at the westerly line of a tract of land which belongs to a H. A. Gilbert, having a deed reference in Deed Book 5179, page 528, Register's Office for Davidson County, Tennessee; thence with said H. A. Gilbert as follows: S 34 deg. 42 min. 59 sec. E, 128.60 feet; thence S 29 deg. 15 min. 53 sec. E, 49.75 feet at a common corner to H. A. Gilbert and a tract of land which belongs to Thomas Cobble, having a deed reference in Deed Book 4487, page 885, Register's Office for Davidson County, Tennessee; thence, leaving said creek with the northerly line of said Thomas Cobble, N 56 deg. 06 min. 58 sec. W, passing a witness iron pin (new) at 50.00 feet, continuing in all 997.88 feet to an iron pin (new) at a common corner to said Thomas Cobble, and a tract of land which belongs to Donna Housley, having a deed reference in Deed Book 9136, page 493, Register's Office for Davidson County, Tennessee; thence with the easterly line of said Donna Housley, N 37 deg. 52 min. 11 sec. E, passing a common corner to Donna Housley and a tract of land which belongs to Ferris Reed, having a deed reference in Deed Book 2798, page 461, Register's Office for Davidson County, Tennessee, continuing in all 363.00 feet to a hickory tree; thence with the northerly line of said Ferris Reed as follows: N 39 deg. 18 min. 28 sec. W, 243.78 feet to an iron pin (new); thence N 50 deg. 32 min. 06 sec. W, 41.82 feet to an iron pin (new) at the southeast corner of a tract of land which belongs to James P. Ervin, having a deed reference in Deed Book 7874, page 325, Register's Office for Davidson County, Tennessee; thence with the easterly and northerly line of said James P. Ervin as follows: N 04 deg. 22 min. 21 sec. E, 439.89 feet to an iron pin (new); thence N 87 deg. 45 min. 09 sec. W, 494.92 feet to a fence post corner (old); thence N 68 deg. 27 min. 32 sec. W, 204.43 feet to the point of beginning, containing 11.81 acres, more or less.

Being the same property conveyed to Debra Ervin and husband, Joseph Ervin by deed of record at Instrument No. 20010608-0060693, Register's Office of Davidson County, Tennessee. Joseph Ervin having since died Nov 10, 2007 vesting title in Debra Diane Ervin as surviving tenant by the entirety. Debra Diane Ervin having since died intestate on or about November 24, 2017, vesting title in Jason Worthington, Ashley Ervin and Chris Campbell as her sole heirs at law as recorded in Affidavit of

Heirship of record at Instrument No. 20180717-00694456, Register's Office of Davidson County, Tennessee.

This property description is the same as the prior deed of record.

This conveyance is made subject to such liens, encumbrances, restrictions, or other matters as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 28th day of June, 2018.

JASON WORTHINGTON

ASHLEY ERVIN

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, JASON WORTHINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS MY hand, at office this the 3 day of July, 2018.

NOTARY PUBLIC

CYNDI REEDER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 9/29/20

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, ASHLEY ERVIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS MY hand, at office this the 28th day of June, 2018.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires: 1/6/20

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this transfer is $0.00.

Grantee/Affiant

SWORN to and subscribed before me
this the 28th day of June, 2018.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 1/6/20

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTOR. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS INSTRUMENT AND THUS NO OPINION, ADVICE, OR WARRANTY AS TO THE STATUS OF TITLE IS MADE BY THE PREPARER.