Bill Garrett Davidson County
Batch# 122241 DEEDQC
07/30/2018 11:40:51 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180730-0074034

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

THIS DEED WAS PREPARED SOLEY BASED ON THE INFORMATION SUPPLIED BY THE PARTIES HERETO.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
James F. Hudson 536 Brick Church Lane Whites Creek, TN 37189	Same	050-00-0-019.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WESLEY H. HUDSON, a married person ("Grantor"), by these presents, transfers and conveys unto JAMES F. HUDSON, a married person ("Grantee"), his successors and/or assigns, Grantor's one-half (1/2) interest in that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE FULL DESCRIPTION ON ATTACHED EXHIBIT A.

The Subject Property is conveyed to Grantee, his successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

Marcella D. Hudson, spouse of Wesley H. Hudson, joins in this conveyance to release any marital interests she may have in the Subject Property.

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SIGNATURES APPEARING ON FOLLOWING PAGE

IN WITNESS WHEREOF, I have hereunto set my signature to be effective as of July 27, 2018.

GRANTOR:

WESLEY H. HUDSON

MARCELLA D. HUDSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Amy Hankins, a Notary Public of said County and State, personally appeared WESLEY H. HUDSON and MARCELLA D. HUDSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained, by signing their names.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 27 day of July, 2018.

Notary Public

My Commission Expires: 7/18/2020

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(B), no transfer tax is due for this conveyance.

JAMES F. HUDSON

Sworn to and subscribed before me, this 27 day of July, 2018.

Notary Public

My Commission Expires: 7/18/2020

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

A TRACT of land in the 21st Civil District of Davidson County, Tenn., and on the waters of the East Fork of Whites Creek, described as follows:

BEGINNING at a stone, the center of the Brick Church Pike opposite the mouth of a lane intersecting said pike on the West side of Love's Chapel; thence running with the center of said pike South 98.6 poles to a stone the Northeast corner of R.G. Smiley's land; thence with said Smiley's North line West 58.56 poles, more or less, to a stone 13 poles east of Whites Creek, being the Northeast corner of 35.3 acres of land conveyed by Thos. W. Wrenne, C.&.M., to J.R. Handley; thence South ¾ deg. E. 38 poles to the center of Whites Creek; thence North 87-1/2 deg. West 131.5 poles to a stone corner with John Greeno; thence North 1-1/2 deg. East 13.3 poles to a stone and box elder; thence North 87-3/4 deg. West 41-3/10 poles to a stone corner; thence N. 3 deg. East 21.3 poles to a point on the fence, marked Handley's S.W. corner; continuing North 1-1/2 deg. East 74.38 poles to the lower end of the center pier of the water gap in Wilkinson's Spring Branch; thence up the center thereof N. 38-1/2 deg. E. 5-1/2 poles; N. 43-1/2 deg. E. 6 poles; N. 56 deg. E. 28.3 poles to a stone in the South edge of the County road or lane, where it intersects the center of said branch; thence with the South edge of said lane South 89 deg. East 195.1 poles to the beginning, containing 174-1/2 acres, more or less.

BEING the same property conveyed to Marie J. Hudson, by Will of Elise H. Jones of record in Will Book 67, page 363, Office of the County Clerk for Davidson County, Tennessee. Marie J. Hudson was married to Donald R. Hudson. The said Donald R. Hudson passed away on October 31, 2006. The said Marie J. Hudson passed away on March 5, 2018. Further, being the same property conveyed to James F. Hudson and Wesley H. Hudson by Last Will and Testament of Marie J. Hudson, filed of record as Instrument No. 20180529-0050645, in the Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY OMITTED FROM THE CONVEYANCE HEREIN IS THE BELOW DESCRIBED TRACT OF LAND:

LAND situated in the 12th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the westerly margin of Brick Church Pike, being the southeast corner of the herein described property and the northeast corner of the William Harlan Jones property; thence with the westerly margin of Brick Church Pike north 0 degrees fifty-six minutes east 1362.1 feet to an iron pin; thence north 89 degrees 04 minutes west 145.0 feet to an iron pin; thence north 5 degrees 44 minutes west 25.7 feet to an iron pin; thence south 85 degrees 54 minutes west 150.0 feet to an iron pin in the easterly margin of a proposed subdivision road; thence with the easterly margin of said road north 4 degrees 06 minutes west 125.0 feet to the PC of a curve having a radius of

855.39 feet; thence north with said curve northerly 97.05 feet to the PT of said curve, being also the radius return point of a 25-foot radius; thence with said radius northeasterly 39.27 feet to the radius return point in the southerly margin of Brick Church Lane; thence north 87 degrees 36 minutes west 884.5 feet with the southerly margin of Brick Church Lane to an iron pin; thence north 87 deg. 59 minutes west 930.0 feet with the southerly margin of Brick Church Lane to an iron pin; being the northeast corner of the 20.301 acres retained by Marie Jones Hudson; thence south 2 degrees 01 minutes west 130.3 feet to an iron pin; thence south 39 deg. 59 minutes east 108.0 feet to an iron pin; thence south 36 deg. 11 minutes west 132.0 feet to an iron pin; thence south 44 degrees 23 minutes east 150.0 feet to an iron pin in the northwesterly margin of a proposed subdivision road; thence with the northwesterly margin of the proposed subdivision road as follows:
southwesterly with a curve having a radius of 475.0 feet, a distance of 110.0 feet to an iron pin at the PT of said curve, south 32 degrees 21 minutes west 294.92 feet to an iron pin at the PT of a curve having a radius of 635.20 feet, southwesterly with said curve a distance of 382.48 feet to an iron pin at the PT of said curve; south 66 degrees 51 minutes west 100.0 feet to an iron pin; thence leaving said road north 23 degrees 09 minutes west 145.0 feet to an iron pin; thence south 63 degrees 17 minutes west 219.8 feet to an iron pin; thence north 25 degrees 03 minutes west 175.0 feet to an iron pin; thence north 64 degrees 57 minutes east 38.0 feet to an iron pin; thence north 25 degrees 03 minutes west 165.0 feet to an iron pin; thence south 78 degrees 57 minutes west 69.0 feet to an iron pin; thence north 65 degrees 48 minutes west 155.2 feet to an iron pin; thence north 11 degrees 42 minutes west 330.0 feet to an iron pin; thence north 68 degrees 18 minutes east 300.0 feet to an iron pin; thence north 58 degrees 18 minutes east 140.0 feet to an iron pin; thence north 2 degrees 19 minutes east 155.0 feet to an iron pin in the southerly margin of Brick Church Lane; thence with said margin of Brick Church Lane north 87 degrees 41 minutes west 557.5 feet to an iron pin at the PC of a curve having a radius of 547.96 feet; thence with said curve westerly 128.0 feet to an iron pin; thence south 59 degrees 21 minutes west 430.2 feet to an iron pin; thence south 43 degrees 11 minutes west 99.0 feet to an iron pin; thence south 39 degrees 51 minutes west 108.5 feet to an iron pin; thence south 2 degrees 39 minutes west 405.33 feet to an iron pin; thence south 2 degrees 57 minutes west 320.74 feet to an iron pin; thence south 2 degrees 25 minutes east 94.67 feet to an iron pin; thence south 3 degrees 09 minutes west 414.74 feet to an iron pin; thence south 3 degrees 36 minutes west 346.22 feet to an iron pin in the north boundary line of the William Harlan Jones property; thence south 87 degrees 33 minutes east 669.1 feet to a point; thence south 1 degree 53 minutes west 217.8 feet to an iron pin; thence south 86 degrees 24 minutes east 2,184.6 feet to an iron pin; thence north 0 degrees 26 minutes west 650.9 feet to an iron pin; thence south 87 degrees 39 minutes east 934.1 feet to the point of beginning, containing 152.180 acres.

BEING the same property conveyed to Lewis Gaines, Trustee, by Warranty Deed from Marie Jones Hudson and husband, Donald R. Hudson, of record in Book 3069, page 268, said Register's Office, dated May 4, 1960.