Bill Garrett Davidson County
Batch# 122241 DEEDQC
07/30/2018 11:40:51 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180730-0074035

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):
Wesley H. Hudson 527 Brick Church Lane Whites Creek, TN 37189	Same	050-00-0-002.00

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, JAMES F. HUDSON, a married person ("Grantor"), by these presents, transfers and conveys unto WESLEY H. 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.

Cheryl Hudson, spouse of James F. 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:

JAMES F. HUDSON

CHERYL HUDSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Amy Hankins, a Notary Public of said County and State, personally appeared JAMES F. HUDSON and CHERYL 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.

WESLEY H. 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

BEING a certain tract or parcel of land situated in the 21st Civil District of Davidson County, Tennessee, beginning at a stake on side of a 20-foot lane Matthew's S. W. corner; thence N. 88 ¼ deg. W 84.4 poles to a stone; thence N. 5 deg. 10 E 99 poles to a stone; thence N. 86 3/ deg. W 72.6 poles to Lowrey's N. W. corner; thence N 1 ¼ deg. E 32 poles to a stone; thence E. 0.64 poles to a stone; thence N. 6 ¼ deg. W 50 poles to a stake; thence S. 85.20 deg. E 84.64 poles to a stone; thence S. 5 deg. 40' W 62 ¾ poles to a stone; thence S. 1 deg. W 109 ¼ poles to the beginning, containing 93 70/100 being the tract of land conveyed to me by J. S. Frazer, Trustee, of J. J. McGavock by and of date of October 27, 1885, and registered in R.O.D.C., Book 92, page 96, to which and reference is had; but excepting out of the boundaries of the land herein set out 38 acres which I have sold by deed to Charles Vaughn off of the original tract purchased by me. Reference is had to the deed to said Charles Vaughn for a description of the portion sold to him. This conveyance being for the remaining portion of said tract.

BEING part of the same property conveyed to Marie Hudson by quitclaim deed from Eloine Jones Duke, of record in Book 5610, page 1, Register's Office for Davidson County, Tennessee. The said Marie Hudson passed away on March 5, 2018. Further, being the same property devised to James F. Hudson and Wesley H. Hudson by Last Will and Testament of Marie J. Hudson, of record as Instrument No. 20180529-0050645, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCEPTED OUT OF THIS CONVEYANCE ARE THE TWO (2) TRACTS OF LAND DESCRIBED BELOW:

TRACT I

BEGINNING at an iron rod set in the north margin of Brick Church Lane, said rod being the southeast corner of the property conveyed to J.D. Southerland as evidenced in Deed Book 2702, page 70, R.O.D.C., Tn, and also being the southwest corner of tract no. 1 thence, with a curve to the right having a delta of 03 degrees 19 minutes 40 seconds, a radius of 3,241.64 feet, a tangent of 94.17 feet, an arc length of 188.28 feet, a chord bearing and distance of South 85 degrees 03 minutes 14 seconds East 188.25 feet to an iron rod set in said margin; thence, continuing with said margin South 83 degrees 23 minutes 24 seconds East 534.02 feet to the actual point of beginning for this hereon described tract of land, thence, leaving said margin of Brick Church Lane and running with a line common to tract no. 1, North 06 degrees 36 minutes 36 seconds East 682.91 feet to an iron rod, said rod being the northwest corner for this tract of land, thence, continuing with a common line to tract no 1, South 80 degrees 39 minutes 07 seconds East 543.06 feet to an iron rod set in the west margin of Trail Hollow Lane, said rod being the northeast corner for this tract of land; thence, with the west margin of Trail Hollow Lane, South 05 degrees 56 minutes 26 seconds West 631.77 feet to an iron rod set, thence with a return curve to the right having a delta of 90 degrees 34 minutes 23

seconds, a radius of 25.00 feet, a tangent of 25.25 feet, an arc length of 39.52 feet, and a chord bearing and distance of South 51 degrees 20 minutes 06 seconds West 35.53 feet to an iron rod set in the north margin of the aforementioned Brick Church Lane; thence, with said margin North 83 degrees 23 minutes 24 seconds West 524.82 feet to the Point-Of-Beginning containing 365,787 S F, or 8.40 Acres more or less.

BEING a portion of the same property conveyed to Marie Hudson by deed from Eloine Jones Duke of record as Book 5610, page 1, Register's Office for Davidson County, Tennessee. Said portion being according to a survey by Delle Land Surveying dated 7/29/2010. Further being the same property conveyed to Wesley H. Hudson and wife, Marcella D. Hudson, husband and wife, by quitclaim deeds from Marie Hudson, a single person, of record in Instrument Nos. 20120322-0024219 and 20121204-0111549, said Register's Office.

TRACT II

BEGINNING at an iron rod set in the north margin of Brick Church Lane, said rod being the southeast corner of the property conveyed to J.D. Southerland as evidenced in Deed Book 2702, Page 70 R.O.D.C., Tn. and also being the southwest corner of tract no. 1; thence, with a curve to the right having a delta of 03 degrees 19 minutes.40 seconds, a radius of 3,241.64 feet, a tangent of 94.17 feet, an arc length of 188.28 feet, a chord bearing and distance of South 85 degrees 03 minutes 14 seconds East 188.25 feet to an iron rod set in said margin; thence, continuing with said margin South 83 degrees 23 minutes 24 seconds East 1,067.84 feet to a return curve to the left having a delta of 90 degrees 34 minutes 23 seconds, a radius of 25.00', a tangent of 25.25 feet, an arc length of 39.52 feet, and a chord bearing and distance of North 51 degrees 20 minutes 06 seconds East 35.53 feet to an iron rod set in the west margin of Trail Hollow Lane; thence, with said margin North 05 degrees 56 minutes 26 seconds East 901.62 feet to the actual point of beginning for this hereon described tract of land; thence, leaving said margin and running with a line common to tract no. 1 North 62 degrees 58 minutes 51 seconds West 594.76 feet to an iron rod set; thence, North 31 degrees 31 minutes 33 seconds East 708.59 feet to an iron rod set in the south line of the property conveyed to Brenda Woodard, as evidenced in Instrument No. 20010117-0005127 R.O.D.C., Tn.; thence, with Woodard's south line South 83 degrees 43 minutes 17 seconds East 248.96 feet to an iron rod set in the west margin of the aforementioned Trail Hollow Lane, said rod also being the northeast corner for this tract of land; thence, with the west margin of Trail Hollow Lane South 05 degrees 56 minutes 26 seconds West 851.54 feet to the Point-Of-Beginning containing 316,065 S.F., or 7.26 Acres more or less.

BEING a portion of the same property conveyed to Marie Hudson by deed from Eloine Jones Duke of record as Book 5610, page 1, Register's Office for Davidson County, Tennessee. Said portion being according to a survey by Delle Land Surveying dated 7/29/2010. Further being the same property conveyed to Lillian Renee Hudson, a single person, by quitclaim deed from Marie Hudson, a single person, of record in Instrument No. 20120322-0024220, said Register's Office.