Bill Garrett Davidson County
Batch# 122439 DEEDQC
07/30/2018 03:55:27 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180730-0074311

THIS INSTRUMENT PREPARED BY:
SOUTHLAND TITLE & ESCROW CO., INC.
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Steve W. Turner 13624 Old Hickory Blvd. Cane Ridge, TN 37013	NEW OWNER	Map & Parcel: 182-00-0-217.00 182-00-0-218.00 182-00-0-172.00 182-00-200.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **WE, STEVE W. TURNER and GAIL B. TURNER, Co-Trustees of The Steve W. Turner Revocable Trust,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and do hereby convey remise, release and forever quitclaim, unto **STEVE W. TURNER and wife, GAIL B. TURNER,** all of our right, title and interest, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

This is improved property known as 13624 Old Hickory Boulevard, Cane Ridge, Tennessee 37013.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 26 day of July, 2018.

THE STEVE W. TURNER REVOCABLE TRUST

By: _____
Steve W. Turner, Co-Trustee

By: _____
Gail B. Turner, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Steve W. Turner and Gail B. Turner, Co-Trustees of The Steve W. Turner Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the within named bargainor and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of July, 2018.

_____
Notary Public

SUSAN S. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

My commission expires March 17, 2020

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

_____
Affiant

Sworn to and subscribed before me this the 26th day of July, 2018.

_____
Notary Public

My commission expires: March 17, 2020

SUSAN S. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

EXHIBIT "A"

PARCEL 1:

Tract I:
A tract of land in the 31st Councilmanic District, formerly the 5th civil District of Davidson County, Tennessee, and more particularly described according to a survey by Robert J. Morris, September 17, 1988, as follows:

Beginning at an iron pin set in the northerly right-of-way of Old Hickory Boulevard, said iron pin being 1962.9 feet, plus or minus, east of Whittemore Land; thence leaving said right-of-way, N 8 deg. 56' 23" E, 1135.10 ft. to an iron pin; thence S 89 deg. 56' 54" W, 184.51' to an iron pin; thence N 12 deg. 10' 31" E, 694.90' to an iron pin set in the center of an abandoned road bed; thence with said abandoned road S 80 deg. 27' 8" E, 637.29' to an iron pin set in the center of said road bed; thence S 6 deg. 44' 16" W and crossing a concrete monument at 161.09 feet continuing on with a total distance of 687.86 feet to an existing concrete monument; thence S 6 deg. 45' 25" W, 396.46' to an existing iron pin; thence N 84 deg. 04' 29" W, 192.07' to an iron pin; thence N 85 deg. 58' 40" W 187.93' to an iron pin; thence S 8 deg. 56' 23" W, 674.04' to an iron pin set in the northerly right-of-way of Old Hickory Boulevard; thence with said right-of-way N 84 deg. 32' 03" W, 157.00' to POINT OF BEGINNING, and containing 18.0 acres, more or less.

Being the same property conveyed to Steve W. Turner and Gail B. Turner, husband and by deed from Thomas C. Crosby and Helen B. Crosby, husband and wife, of record in Book 9510, Page 482, Register's Office, Davidson County, Tennessee.

Tract II:
A tract of land in the 31st Councilmanic District, formerly the 5th civil District of Davidson County, Tennessee, and more particularly described according to a survey by Robert J. Morris, September 17, 1988, as follows:

BEGINNING at an iron pin set in the northerly right-of-way of Old Hickory Boulevard, same being a common corner with the Patricia D. Griffith property; thence leaving said right-of-way N 9 degrees 17' 12" E, 842.35' to an iron pin; thence N 12 degrees 10' 31" E, 270.10' to an iron pin; thence N 89 degrees 56' 54" E, 184.51' to an iron pin; thence S 8 degrees 56' 23" W, 1135.10' to an iron pin set in the northerly right-of-way of Old Hickory Boulevard; thence with said right-of-way two calls: N 84 degrees 32' 03" W, 128.59' to iron pin; thence N 79 degrees 28' 40" W, 74.26" to the POINT OF BEGINNING, and containing 5.1 acres, more or less.

BEING the same property conveyed to Steve W. Turner and Gail B. Turner as Co-Trustees of The Steve W. Turner Revocable Trust, by Quitclaim Deed from Steve W. Turner and Gail B. Turner, husband and wife, of record in Instrument No. 20061127-0146340, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"
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PARCEL 2:

Land situated in the 5th Civil District of Davidson County, Tennessee, and being a portion of the property of Clarence Ray Walker and wife, Imogene H. Walker, by Deed of record in Book 3278, Page 30, Register's Office for said County, and being described according to a survey by Robert L. Spears, Registered Land Surveyor #126 dated December 5, 1994, amended January 3, 1995, as follows:

Beginning at an iron rod in the westerly property line of William T. Chick, as of record in Book 6148, Page 259, said Register's Office, said point being the northeasterly corner of the property of Thomas C. Crosby as of record in Book 7780, Page 552, said Register's Office (the said Thomas C. Crosby having since conveyed the property to Steve W. Turner and wife Gail B. Turner, as of record in Book 9510, Page 482, said Register's Office) and the southeasterly corner of the subject tract, said point also being in the centerline of an old lane;

Thence with Crosby's (now Turner's) northerly line, being the centerline of an old lane, North 83 Deg 26 Min 11 Sec West, 628.63 feet to an iron rod;

Thence with the property of Claude A. Briley as of record in Book 874, Page 648, said Register's Office, North 6 Deg 03 Min 26 Sec East, 394.83 feet to a post;

Thence North 4 Deg 52 Min 42 Sec East, 386.08 feet to an iron rod;

Thence with the property of Sally H. Wingler, as of record in Book 2650, Page 451, said Register's Office, South 83 Deg 22 Min 43 Sec East, 616.01 feet to an iron rod;

Thence with the remaining property of Clarence Ray Walker, South 4 Deg 36 Min 05 Sec West, 769.16 feet to an iron rod;

Thence with the property of William T. Chick, South 0 Deg 53 Min 44 Sec West; 11.46 feet to the point of beginning, and containing 11.11 acres more or less.

BEING the same property conveyed to Steve W. Turner and Gail B. Turner, as Co-Trustees of The Steve W. Turner Revocable Trust by Quitclaim Deed from Steve W. Turner and Gail B. Turner of record in Instrument No. 20061208-0151682, Register's Office for Davidson County, Tennessee.

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PARCEL 3:

Land situated in the 5th Civil District of Davidson County and being particularly described as follows:

Beginning at an iron rod in the easterly line of property of Steve Turner, said point being the southwesterly corner of the subject tract; thence with the Turner property, North 4 degrees 36 minutes 05 seconds East 769.16 feet to an iron rod; thence with the Sally Wingler property and remaining property of Walker, South 83 degrees 22 minutes 43 seconds East 564.97 feet to an iron rod; thence with the remaining property of Walker and Randall Joe Walker, South 3 degrees 28 minutes 29 seconds, East 560.33 feet to an iron rod on the southwesterly corner of the Randall Joe Walker property; thence with the property of Charles Hann, North 87 degrees 13 minutes 12 seconds West, 137.01 feet to an iron rod; thence South 15 degrees 32 minutes 48 seconds West 187.92 feet to an iron rod; thence with property of William Chick, North 86 degrees 04 minutes 56 seconds West 470.75 feet to the point of beginning.

BEING the same property conveyed to Steve W. Turner and Gail B. Turner as Co-Trustees of The Steve W. Turner Revocable Trust by Quitclaim Deed from Steve W. Turner and Gail B. Turner of record in Instrument No. 20061127-0146341, Register's Office for Davidson County, Tennessee.

ALL OF THE ABOVE THREE PARCELS WERE SUBSEQUENTLY CONSOLIDATED BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20070425-0049157, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.