This instrument prepared by:
(and return to:)

Jon S. Jablonski
Attorney at Law
320 Seven Springs Way, Suite 250
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 125082 DEEDQC
08/07/2018 09:06:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180807-0077376

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Joyce P. Barnett, et al 3174 Jenkins Drive Murfreesboro, TN 37128	SAME	01600007400

*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Joyce P. Barnett**, Substitute Trustee of the William D. Pewitt and/or Sadie E. Pewitt Revocable Living Trust (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Joyce P. Barnett, a one-third interest, Walter R. Pewitt, a one-third interest, and Richard W. Pewitt, a one-third interest, to hold as tenants in common, (the "Grantee"), their successors and assigns, all of her right, title and interest in and to that certain Land in Davidson County, Tennessee, described as follows:

Property located in the 1st Councilmanic District of Davidson County, TN and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 05-31-18, File Number 2-523, as follows:

Point of Beginning being in the center line of Union Hill Road and being located SOUTH 02 DEGREES 30 MINUTES 22 SECONDS EAST a distance of 27.8 feet from a set iron rod on the north side of said Union Hill Road having a Tennessee State Plane Coordinate of N:729143.87, E:1726401.44;
Thence passing said iron rod NORTH 02 DEGREES 30 MINUTES 22 SECONDS WEST a total distance of 302.66 feet to an existing wooden fence post in the south line of Michael Krantz (Instrument Number 201209140083805);

Thence with said Krantz SOUTH 87 DEGREES 40 MINUTES 37 SECONDS EAST a distance of 370.11 feet to a set iron rod at a fence corner on the west margin of Ivey Point Road;
Thence NORTH 76 DEGREES 44 MINUTES 05 SECONDS EAST a distance of 27.55 feet to a set nail in the center of Ivey Point Road and in the west line of James Simmons (Book 6365, Page 600);
Thence with the center line and Simmons SOUTH 09 DEGREES 17 MINUTES 28 SECONDS EAST a distance of 49.55 feet to an existing railroad spike;
Thence SOUTH 00 DEGREES 59 MINUTES 39 SECONDS EAST a distance of 109.13 feet to the intersection of the center lines of Ivey Point Road and Union Hill Road;
Thence with the center of Union Hill Road SOUTH 76 DEGREES 53 MINUTES 02 SECONDS WEST a distance of 119.88 feet;
Thence with a curve turning to the left with an arc length of 111.86 feet, with a radius of 838.96 feet, with a chord bearing of SOUTH 73 DEGREES 56 MINUTES 08 SECONDS WEST with a chord length of 111.78 feet;
Thence with a compound curve turning to the left with an arc length of 123.33 feet, with a radius of 1164.80 feet, with a chord bearing of SOUTH 66 DEGREES 16 MINUTES 53 SECONDS WEST with a chord length of 123.27 feet;
Thence SOUTH 63 DEGREES 36 MINUTES 19 SECONDS WEST a distance of 62.80 feet to the point of beginning, having an area of 86095.7 square feet, 1.98 acres

Being a portion of the property described in Book 4649, Page 731, as re-recorded in Book 4666, Page 832, Register's Office of Davidson County, TN.

Being part of the same property conveyed to "THE WILLIAM D. PEWITT AND/OR SADIE E. PEWITT REVOCABLE LIVING TRUST" through William D. Pewitt and Sadie E. Pewitt, Trustees, by deed of record, Instrument Number 20030902-0126835, Register's Office for Davidson County, Tennessee.

This Property is known as 2308 Union Hill Road, Davidson County, Tennessee.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 6 day of August 2018.

Joyce P. Barnett

GRANTOR – JOYCE P. BARNETT,
Substitute Trustee of the William D. Pewitt
and/or Sadie E. Pewitt Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joyce P. Barnett**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Substitute Trustee of the William D. Pewitt and/or Sadie E. Pewitt Revocable Living Trust, and in her capacity as such Substitute Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 6th day of August 2018.

Notary Public

My Commission Expires: 5/3/21

ERNIE E. GILKES, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Joyce P. Barnett
Affiant

Subscribed and sworn before me this 6 day of August 2018.

NOTARY PUBLIC
My Commission Expires: 5/3/21

ERNIE E. GILKES, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN