Bill Garrett Davidson County
Batch# 125082 DEEDQC
08/07/2018 09:06:39 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180807-0077377

This instrument prepared by:
(and return to:)

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

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS.:
Joyce P. Barnett 3174 Jenkins Drive Murfreesboro, TN 37128	SAME	01600004900, 01600005000, 01600007500, and 01600015200.

*****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, individually, (the "Grantee"), her 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 and 3rd Councilmanic Districts 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 a set iron rod in the south margin of Union Hill Road (50' right of way) said iron rod being located SOUTH 05 DEGREES 32 MINUTES 54 SECONDS WEST a distance of 58.41 feet from an existing concrete monument on the north side of said Union Hill Road having a Tennessee State Plane Coordinate of N:728968.33, E:1726044.25;
Thence from said Point of Beginning NORTH 05 DEGREES 32 MINUTES 54 SECONDS EAST a distance of 28.79 feet to the center line of Union Hill Road;
Thence with said Center line NORTH 64 DEGREES 25 MINUTES 49 SECONDS EAST a distance of 26.62 feet;

Thence NORTH 64 DEGREES 05 MINUTES 26 SECONDS EAST a distance of 171.17 feet;
Thence NORTH 63 DEGREES 36 MINUTES 19 SECONDS EAST a distance of 267.46 feet;
Thence with a curve turning to the right with an arc length of 123.33 feet, with a radius of 1164.80 feet, with a chord bearing of NORTH 66 DEGREES 16 MINUTES 53 SECONDS EAST with a chord length of 123.27 feet;
Thence with a compound curve turning to the right with an arc length of 111.86 feet, with a radius of 838.96 feet, with a chord bearing of NORTH 73 DEGREES 56 MINUTES 08 SECONDS EAST with a chord length of 111.78 feet;
Thence NORTH 76 DEGREES 53 MINUTES 02 SECONDS EAST a distance of 119.88 feet to the intersection of the center lines of Union Hill Road and Ivey Point Road;
Thence continuing with the center line of Union Hill Road NORTH 76 DEGREES 53 MINUTES 02 SECONDS EAST a distance of 24.02 feet;
Thence leaving said center line passing an existing iron rod having a Tennessee State Plane Coordinate of N:729229.35, E:1726816.84 and with the west line of Linda Uselton (Book 10649, Page 602) SOUTH 05 DEGREES 04 MINUTES 59 SECONDS WEST a distance of 1151.15 feet to the intersection of existing fences and in the north line of John Benbow (Instrument Number 200309080130616);
Thence with said Benbow NORTH 80 DEGREES 13 MINUTES 08 SECONDS WEST a distance of 1011.62 feet to a set iron rod on the northeast margin of Crocker Springs Road and having a Tennessee State Plane Coordinate of N:728282.41, E:1725720.37;
Thence with said margin and with a curve turning to the right with an arc length of 80.78 feet, with a radius of 223.34 feet, with a chord bearing of NORTH 38 DEGREES 25 MINUTES 59 SECONDS WEST with a chord length of 80.35 feet;
Thence NORTH 28 DEGREES 04 MINUTES 14 SECONDS WEST a distance of 134.08 feet;
Thence with a curve turning to the right with an arc length of 284.10 feet, with a radius of 325.85 feet, with a chord bearing of NORTH 03 DEGREES 05 MINUTES 35 SECONDS WEST with a chord length of 275.19 feet;
Thence NORTH 21 DEGREES 53 MINUTES 04 SECONDS EAST a distance of 100.64 feet to a set iron rod at the intersection of the margins of Crocker Springs Road and Union Hill Road and having a Tennessee State Plane Coordinate of N:728831.83, E:1725630.04;
Thence with the south margin of said Union Hill Road and with a curve turning to the left with an arc length of 257.72 feet, with a radius of 294.56 feet, with a chord bearing of NORTH 89 DEGREES 29 MINUTES 04 SECONDS EAST with a chord length of 249.58 feet to a set iron rod;
Thence NORTH 64 DEGREES 25 MINUTES 08 SECONDS EAST a distance of 176.23 feet to a set iron rod which is the point of beginning, having an area of 934511.3 square feet, 21.45 acres.

Being a portion of the same property described in Book 4649, Page 731 re-recorded in Book 4666, Page 832; Tract No. 2 in Book 5233, Page 660; Tract No. 3 in Book 5233, Page 662; Tract No. 2 in Book 3863, Page 52; 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 2321 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.

Jesse P. Barrett
Affiant

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

NOTARY PUBLIC
My Commission Expires: 5/3/2

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