Bill Garrett Davidson County
Batch# 125082 DEEDQC
08/07/2018 09:06:39 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180807-0077378

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 NO.:
Walter R. Pewitt 2265 Ingram Road White's Creek, TN 37189	SAME	03100004300

*****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 Walter R. Pewitt (the "Grantee"), his 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 3rd 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 2-522, as follows:

Beginning in the center line of Ingram Road and being the southeast corner of Douglas Adcock (Book 9748, Page 298)
Thence with said Adcock and passing an existing iron rod by a metal fence post at 12.7 feet NORTH 07 DEGREES 23 MINUTES 48 SECONDS EAST a distance of 440.84 feet to an existing iron rod having a Tennessee State Plane Coordinate of N:715639.90, E:1732879.52;
Thence continuing with said Adcock NORTH 07 DEGREES 51 MINUTES 56 SECONDS EAST a distance of 403.75 feet to an existing iron rod at a metal fence post;
Thence NORTH 86 DEGREES 33 MINUTES 17 SECONDS WEST a distance of 248.10 feet to an existing iron rod at a metal fence post having a Tennessee State Plane

Coordinate of N:716054.76, E:1732687.12 and in the east line of Lawrence Towns (Book 5323, Page 381);
Thence with said Towns and crossing a pond NORTH 07 DEGREES 43 MINUTES 52 SECONDS EAST a distance of 909.31 feet to an existing iron rod having a Tennessee State Plane Coordinate of N:716955.80, E:1732809.45 and in the south line of Michael Wall (Instrument Number 201706230063290);
Thence with said Wall SOUTH 89 DEGREES 39 MINUTES 35 SECONDS EAST a distance of 192.57 feet to an existing iron rod by an 18 inch tree;
Thence SOUTH 48 DEGREES 22 MINUTES 50 SECONDS EAST a distance of 130.79 feet to an existing iron rod at a stone and ash tree;
Thence SOUTH 51 DEGREES 32 MINUTES 41 SECONDS EAST a distance of 212.67 feet to a horizontal stone;
Thence SOUTH 66 DEGREES 00 MINUTES 00 SECONDS EAST a distance of 120.28 feet to an existing iron rod and common corner to Bennie Blackwell (Instrument Number 200812180121274) and Chad Walkup (Instrument Number 201202100011961) and Albert Tolbert & Jeff T. Blackwell Property (Book 6200, Page 34);
Thence with said Walkup SOUTH 06 DEGREES 53 MINUTES 19 SECONDS WEST a distance of 265.16 feet to an existing iron rod and common corner to Mark Tolbert (Instrument Number 200611010135518);
Thence with said Tolbert SOUTH 06 DEGREES 52 MINUTES 17 SECONDS WEST a distance of 323.46 feet to an existing iron rod and common corner to Walter R. Pewitt (Instrument Number 200908050073205) and Pewitt Subdivision (Book 6050, Page 509);
Thence with said Pewitt SOUTH 06 DEGREES 49 MINUTES 47 SECONDS WEST a distance of 292.62 feet to an existing iron rod;
Thence SOUTH 36 DEGREES 22 MINUTES 34 SECONDS EAST a distance of 327.10 feet to an existing iron rod having a Tennessee State Plane Coordinate of N:715548.33, E:1733464.91;
Thence passing a set iron witness rod on the west bank of a creek at 189.25 feet SOUTH 54 DEGREES 38 MINUTES 00 SECONDS EAST a total distance of 200.55 feet to the creek and approximate west right of way of Ingram Road;
Thence with the east line of Pewitt Subdivision (Book 6050, Page 509) NORTH 35 DEGREES 25 MINUTES 36 SECONDS EAST a distance of 197.26 feet to a point in the creek;
Thence crossing Ingram Road SOUTH 59 DEGREES 47 MINUTES 16 SECONDS EAST a distance of 50.21 feet to the east right of way of Ingram Road and the west line of Pewitt-Burke Subdivision (Book 6050, Page 522);
Thence with said Pewitt-Burke Subdivision and west line of Resubdivision of Lot 2 Pewitt-Burke Subdivision (Book 8250, Page 632) SOUTH 35 DEGREES 25 MINUTES 36 SECONDS WEST a distance of 405.80 feet;
Thence with a curve turning to the right with an arc length of 186.10 feet, with a radius of 250.78 feet, with a chord bearing of SOUTH 56 DEGREES 41 MINUTES 08 SECONDS WEST with a chord length of 181.86 feet;
Thence NORTH 12 DEGREES 03 MINUTES 18 SECONDS WEST a distance of 2.25 feet;

Thence NORTH 83 DEGREES 43 MINUTES 11 SECONDS WEST and following the center line of Ingram Road a distance of 579.22 feet which is the point of beginning, having an area of 991254.6 square feet, 22.76 acres.

Being the remaining portion of Book 5130, Page 309, 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 Ingram 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.

Affiant Joyce P. Barnett

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