Bill Garrett Davidson County
Batch# 125082 DEEDQC
08/07/2018 09:06:39 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180807-0077379

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.:
Richard W. Pewitt 157 Tucker Road Summerville, GA 30747	SAME	01600000900

*****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 Richard W. 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 at an existing iron rod having a Tennessee State Plane Coordinate of N:732785.44, E:1725785.84 located on the east margin of Lama Terra Drive and being the northwest corner of Kenneth Ross (Book 10347, Page 1) and being Lot 14 of Ridgeview Estates – Section 2 (Book 6900, Page 181);
Thence with said Lama Terra Drive NORTH 31 DEGREES 20 MINUTES 03 SECONDS EAST a distance of 184.78 feet to an existing concrete monument;
Thence with a curve turning to the right with an arc length of 20.86 feet, with a radius of 25.00 feet, with a chord bearing of NORTH 55 DEGREES 12 MINUTES 17 SECONDS EAST with a chord length of 20.26 feet to an existing concrete monument;

Thence with a curve turning to the left with an arc length of 15.00 feet, with a radius of 50.00 feet, with a chord bearing of NORTH 70 DEGREES 30 MINUTES 22 SECONDS EAST with a chord length of 14.95 feet to an existing iron pipe and common corner to Jim Cunningham (Instrument Number 200112070135336) and being Lot 2 of Howerton's Two-lot subdivision Lama Terra Drive (Instrument Number: 200112070135336);
Thence with said Cunningham SOUTH 58 DEGREES 41 MINUTES 24 SECONDS EAST a distance of 236.59 feet to an existing concrete monument at a fence corner post and common corner to Anita Krantz (Book 4644, Page 756);
Thence with said Krantz and with an existing fence SOUTH 86 DEGREES 20 MINUTES 49 SECONDS EAST a distance of 896.54 feet to a fence corner post;
Thence passing a wooden fence post at 133.1 feet NORTH 61 DEGREES 30 MINUTES 58 SECONDS EAST a total distance of 178.30 feet to a set nail in the center line of Ivey Point Road near the center of a bridge, said nail having a Tennessee State Plane Coordinate of N:732864.78, E:1727166.22;
Thence with the center line of Ivey Point Road SOUTH 23 DEGREES 26 MINUTES 33 SECONDS EAST a distance of 367.57 feet;
Thence SOUTH 08 DEGREES 50 MINUTES 40 SECONDS EAST a distance of 178.62 feet;
Thence SOUTH 08 DEGREES 41 MINUTES 39 SECONDS WEST a distance of 146.43 feet;
Thence SOUTH 21 DEGREES 47 MINUTES 27 SECONDS WEST a distance of 589.54 feet;
Thence SOUTH 31 DEGREES 14 MINUTES 51 SECONDS WEST a distance of 63.14 feet to a set nail in the center line of said road and common corner of Michael Krantz (Instrument Number 201209140083806);
Thence leaving the center of the road passing a fence post at 18.9 feet NORTH 87 DEGREES 58 MINUTES 53 SECONDS WEST a total distance of 673.11 feet to an existing iron rod at a metal fence post in the east line of Ronnie Felts (Book 7606, Page 151) and having a Tennessee State Plane Coordinate of N:731628.62, E:1726393.49;
Thence with said Felts NORTH 07 DEGREES 26 MINUTES 26 SECONDS EAST a distance of 736.41 feet to an existing iron pipe;
Thence NORTH 58 DEGREES 35 MINUTES 21 SECONDS WEST a distance of 243.66 feet to an existing concrete monument being the northeast corner of Kenneth Ross (Book 10347, Page 1);
Thence with said Ross NORTH 58 DEGREES 49 MINUTES 00 SECONDS WEST a distance of 578.66 feet to an existing iron rod which is the point of beginning, having an area of 1135216.0 square feet, 26.06 acres

Being the same property described in Book 7435, Page 954, and Book 7597, Page 609, 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. Said Property in Book 7597, Page 609, having been transferred to "THE WILLIAM D. PEWITT AND/OR SADIE E. PEWITT

REVOCABLE LIVING TRUST" by Will recorded as Muniment of Title, Instrument numbers 20170426-0040912 and 20170426-040913, Register's Office of Davidson County, Tennessee.

This property is known as Ivey Point 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

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