Bill Garrett Davidson County
Batch# 125082 DEEDQC
08/07/2018 09:06:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180807-0077381

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.: |
|---|---|---|
| Joyce P. Barnett, et al<br>3174 Jenkins Drive<br>Murfreesboro, TN 37128 | SAME | 01600007300 |

*****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 05 DEGREES 32 MINUTES 54 SECONDS WEST a distance of 29.6 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 and being the southeast corner of Lot 1 of the subdivision of the Calvin Ruff Property (Book 6200, Page 632);
Thence NORTH 05 DEGREES 32 MINUTES 54 SECONDS EAST a distance of 29.62 feet to said concrete monument;

Thence with said Calvin Ruff Property NORTH 05 DEGREES 32 MINUTES 54 SECONDS EAST a distance of 148.90 feet to a 4 foot tall 2 inch iron pipe and common corner to Tammy Ruff Tract No. 2 (Instrument No. 201509140093209);
Thence with said Ruff NORTH 06 DEGREES 44 MINUTES 56 SECONDS EAST a distance of 316.01 feet to an existing iron rod having a Tennessee State Plane Coordinate of N:729430.33, E:1726095.75 and being the common corner of Michael Krantz (Instrument Number 201209140083805);
Thence with said Krantz and essentially with an existing fence SOUTH 87 DEGREES 40 MINUTES 37 SECONDS EAST a distance of 293.91 feet to an existing wooden fence post;
Thence SOUTH 02 DEGREES 30 MINUTES 22 SECONDS EAST passing a set iron rod on the north margin of Union Hill road at a distance of 274.85 feet and continuing a total distance of 302.66 feet to the center line of Union Hill Road;
Thence with said center line SOUTH 63 DEGREES 36 MINUTES 19 SECONDS WEST a distance of 204.66 feet;
Thence SOUTH 64 DEGREES 05 MINUTES 26 SECONDS WEST a distance of 171.17 feet;
Thence SOUTH 64 DEGREES 25 MINUTES 49 SECONDS WEST a distance of 26.62 feet to the point of beginning, having an area of 129081.8 square feet, 2.96 acres.

Being the same property described as Tract No. 1 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 2324 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