Karen Y Johnson Davidson County
Batch# 149384 DEEDQC
10/05/2018 09:38:37 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181005-0099000

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

# QUITCLAIM DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel Number(s): |
|---|---|---|
| Winston Templet<br>1055 Ridgecrest Drive<br>Goodlettsville, TN 37072 | Same | 039-00-0-277.00 |

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WINSTON TEMPLET, TRUSTEE OF THE WILMORE TRUST, DATED JULY 1, 2015 ("Grantor"), by these presents, transfers and conveys unto WINSTON TEMPLET, an unmarried person ("Grantee"), his successors and/or assigns, all of his rights, title and interests in and to that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE FULL DESCRIPTION ON ATTACHED EXHIBIT "A"

The Subject Property is also known as 5010 Clarksville Pike, Whites Creek, Tennessee 37189. The Subject Property is conveyed to Grantee, his successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

IN WITNESS WHEREOF, I have hereunto set our signatures to be effective as of the 4 day of October, 2018.

**GRANTOR:**

WINSTON TEMPLET, TRUSTEE OF THE
WILMORE TRUST, DATED JULY 1, 2015

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, JOSH HANKINS, a Notary Public of said County and State, personally appeared Winston Templet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the WILMORE TRUST, DATED JULY 1, 2015, the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 4 day October, 2018.

Notary Public

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MY COMMISSION EXPIRES: NOVEMBER 22, 2021

My Commission Expires: 11/22/21

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this transfer is Ten and 00/100 Dollars ($10.00).

WINSTON TEMPLET

Sworn to and subscribed before me, this 4 day of October, 2018.

Notary Public

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MY COMMISSION EXPIRES: NOVEMBER 22, 2021

My Commission Expires: 11/22/21

## EXHIBIT "A"

## LEGAL DESCRIPTION

LAND in the 14th Civil District of Davidson County, Tennessee, and described according to a survey by George W. Watkins, Surveyor, as follows:

BEGINNING at a point in the Northeasterly margin of State Highway No. 112, (Clarksville Highway), said point being the common front corner of the property herein conveyed and the Parman Oil Company property; thence N 59 deg. 30' E along the Northerly margin of the Parman Oil Company property a distance of 435.5 feet to a point; thence S 37 deg. 45' E along the rear line of the Parman Oil Company a distance of 107 feet to a point; thence N 37 deg. 00' E a distance of 211.2 feet to a point; thence N 57 deg. 15' E a distance of 132 feet to a point; thence N 57 deg. 01' E a distance of 158.4 feet to a point; thence N 49 deg. 36' E a distance of 90.5 feet to a point; thence N 40 deg. 29' E a distance of 94.5 feet to a point; thence N 61 deg. 16' E a distance of 92.3 feet to a point; thence N 52 deg. 08' E a distance of 118.3 feet to a point; thence N 75 deg. 23' E a distance of 165.9 feet to a point; thence N 65 deg. 05' E a distance of 87.7 feet to a point; thence N 62 deg. 19' E a distance of 53.5 feet to a point; thence N 87 deg. 17' E a distance of 35.9 feet to a point; thence N 73 deg. 23' E a distance of 108.1 feet to a point; thence N 64 deg. 40' E a distance of 192 feet to an iron pipe in the corner of a fence, said point being the extreme Easterly point of said property; thence N 87 deg. 00' W along an existing fence a distance of 1356 feet, more or less, to a point in said fence roll; thence South 28 deg. 30' W along an existing fence roll a distance of 655 feet, more or less to a point; thence S 87 deg. 00' E along a fence roll 320 feet, more or less to a point; thence S 21 deg. 30' E a distance of 149 feet to a point; thence S 59 deg. 30' W along the Southerly margin of the Moore property a distance of 566 feet to a point in the margin of State Highway No. 112, (Clarksville Highway), and; thence 37 deg. 00' E along the margin of said highway a distance of 16 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXPRESSLY EXCLUDED THE FOLLOWING DESCRIBED 8 ACRE TRACT.

BEGINNING at a point in the Northeasterly margin of Clarksville Highway, said point being the Southwesterly corner of the herein described property, thence leaving the margin of Clarksville Pike, N. 59 deg. 30' E, a distance of 848 feet to a point; thence N. 21 deg. 15' 51" W., a distance of 245 feet to a point; thence N. 53 deg. 23' 17" E. a distance of 565 feet to a point; thence N. 87 deg. W a distance of 655 feet, more or less, to a point; thence 5. 87 deg. E. a distance of 320 feet, more or less, to a point; thence S. 21 deg. 30' E. a distance of 149 feet to a point; thence 5. 59 deg. 30' W. a distance of 566 feet to a point situated in the Northeasterly margin of Clarksville Pike, thence, with the margin of Clarksville Pike S. 37 deg. E. a distance of 16 feet to the point of beginning and containing 8.0 acres of land, more or less and being a portion of the same property as described in Deed Book 11175, Page 219, Register's Office for Davidson County, Tennessee.

Easement described as follows: Beginning at a point situated in the Northeasterly margin of Clarksville Highway, said point being the point of beginning of the above described parcel,

thence N. 59 deg. 30' E. a distance of 858 feet, more or less, to a point; thence N. 21 deg. 15' 51" W. a distance of 16.4 feet, more or less to a point; thence S. 59 deg. 30' W. a distance of 852.5 feet more or less to a point situated in the Northeasterly margin of Clarksville Pike; thence along the margin of Clarksville Pike 5. 37 deg. E. a distance of 16 feet to the point of beginning.

BEING the same property conveyed to MID-SOUTH MAINTENANCE OF TENNESSEE, INC., by deed from EDITH E. CARNEY, UNMARRIED, of record in Instrument No. 20061220-0156891, dated November 10, 2006, said Register's Office. Being further conveyed to WINSTON TEMPLET, MARRIED, by quitclaim deed from MID-SOUTH MAINTENANCE OF TENNESSEE, INC., of record in Instrument No. 20080204-0010965, dated May 1, 2007, said Register's Office. Being further conveyed to WILMORE TRUST, DATED JULY 1, 2015, ELIZABETH TEMPLET, TRUSTEE, by quitclaim deed from WINSTON TEMPLET, of record in Instrument No. 20150810-0079676, dated, July 1, 2015, said Register's Office. Being further conveyed to WILMORE TRUST, DATED JULY 1, 2015, WINSTON TEMPLET, HIS SUCCESSOR OR SUCCESSORS IN INTEREST, AS TRUSTEE, by quitclaim deed from WILMORE TRUST, DATED JULY 1, 2015, ELIZABETH TEMPLET, HER SUCCESSOR OR SUCCESSORS IN INTEREST, AS TRUSTEE, of record in Instrument No. 20181003-0098103, said Register's Office.