THIS INSTRUMENT PREPARED BY:
Haynes, Freeman & Bracey, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

Karen Y Johnson Davidson County
Batch# 157223 DEEDQC
11/07/2018 08:27:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181107-0110158

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Howard W. Felton, et ux 3201 Freeman Hollow Road Goodlettsville, TN 37072	Same	01100013400 01100013500

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **HOWARD W. FELTON and wife, EVELYN KRISLE FELTON, reserving a life estate,** by these presents do hereby quitclaim and convey, unto **VIVIAN FELTON WHITE AND JULIE FELTON CHACE, each a one-half (½) undivided interest, with rights of survivorship**, their successors and assigns, the following described tract of land in Davidson County, Tennessee:

Tract 1

Beginning at an iron pin in the west right-of-way Freeman Hollow Road, said pin being located along the west right-of-way of Freeman Hollow Road from an axle marking the southeast corner of a tract of land which belongs to Steven Hinkle having a deed reference in Deed Book 4623, page 193, Register's Office for Davidson County, Tennessee, as follows, S 29° 38' 17" E, 121.93 feet; thence with a curve to the right having a radius of 590.00 feet, an arc distance of 339.39 feet, a chord bearing of, S 13°11' 35" F, 334.73 feet; thence S 4° 03' 45" W, 169.00 feet to the point of beginning, the northeast corner of this tract and continuing as follows; with the west margin of Freeman Hollow Road, S 4° 03' 45" W, 309.62 feet; thence with a curve to the left having a radius of 550.00 feet, an arc distance of 320.70 feet, a chord bearing of S 15° 38' 10" E, 316.18 feet to an iron pin in the west margin of Freeman Hollow Road; thence with a new line, S 60° 56' 07" W, 892.17 feet to an iron pin; thence continuing with a new line, S 33° 17' 04" E, 976.93 feet to an iron pin in the north boundary of a tract of land which belongs to Harry Martin having a deed reference in Deed Book 4075, page 775, Register's Office for Davidson County, Tennessee; thence N 86° 45' 40" W, 210.51 feet to an iron pin, a common corner to said tract of land which belongs to Harry Martin and a tract of land which belongs to Allen Wright having a deed reference in Deed Book 5079, page 213, Register's Office for Davidson County, Tennessee; thence N 85° 51' 12" W, passing a corner to said tract of land which belongs to Allen Wright and a tract of land which belongs to Harold Hitt having a deed reference in Deed Book 5019, page 188, Register's Office for Davidson County, Tennessee, 1321.12 feet in all to a tree marking the fence line corner to Harold Hitt; thence N 17° 40' 17" W, 1781.30 feet to an iron pin,

a corner to said tract of land which belongs to Harold Hitt; thence with a new line, N 88° 30' 14" E, 2249.73 feet to the point of beginning, containing 69.28 acres as surveyed by Kessinger & Shepard, dated November 1, 1984.

Being the same property conveyed to Howard W. Felton and wife, Evelyn K. Felton, by deed from V. H. Felton, Sr. and wife, Delia A. Felton, of record in Book 6490, Page 1, Register's Office for Davidson County, Tennessee.

Tract 2

Beginning at an iron rod on the western margin of Freeman Hollow Road at the southeast corner of the property of Howard W. Felton as of record in deed book 6490, page 001, Register's Office Davidson County, Tennessee and being the northeast corner of this tract; thence with the western margin of Freeman Hollow Road and a concaved curve having a delta of 02° 05' 01", Radius of 550.00 feet, length of 20.00 feet and having a chord bearing of S. 33° 22' 57" E. 20.00 feet to an iron rod; thence continuing with said road margin, S. 35° 04' 56" E. 345.09 feet to an iron rod; thence leaving said road margin with a new line, S. 58° 37' 40" W. 901.33 feet to an iron rod on the line of Howard W. Felton; thence with line of Felton, N. 33° 07' 37" W. 400.00 feet to an iron rod; thence continuing with line of Felton, N. 60° 54' 28" E. 891.25 feet to the point of beginning; containing 7.85 acres, more or less; as surveyed April 14, 1995; by R. L. Montoya Land Surveying, Inc., 412 Bass Street, Goodlettsville, Tennessee 37072.

Being the same property conveyed to HOWARD W. FELTON AND WIFE, EVELYN K. FELTON, by deed from BETTY FELTON WHITE AND HUSBAND, DAVID E. WHITE, of record in Book 9691, Page 125, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Subscribed and sworn to before me,
this 5 day of October, 2018.
My Commission Expires: 12/28/2020
(Affix Seal)

Howard W. Felton
Affiant

Notary Public

RUSSELL E. FINELLIAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness our hands this 5th day of October, 2018, the bargaining parties, having caused our namesto be signed hereto on said day and date.

Howard W. Felton
HOWARD W. FELTON

Evelyn K Felton
EVELYN KRISLE FELTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E Freeman a Notary Public in and for said County and State, **HOWARD W. FELTON and EVELYN KRISLE FELTON,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 5th day of October, 2018.

RUSSELL E FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/23/2020

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.