Patrick Smith, Register
Cheatham County Tennessee
Rec #: 219973
Rec'd: 20.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 22.00
Instrument #: 192960
Recorded
12/19/2018 at 9:22 AM
in Record Book
542
Pgs 814-817

This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 180508 DEEDQC
01/04/2019 08:32:53 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190104-0000981

Record and return to:
Same as preparer

Address of New Owner:
Jerry Chesnut Trust
Jerry D. Chesnut, Trustee
7005 Country Club Drive
Brentwood, TN 37027

Send Tax Bills to:
New Owner

Map/Parcel:
040-006.00-000040
020-00-0-001.00

QUITCLAIM DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, **Jerry Chesnut, who is the same person as Jerry Chestnut**, hereinafter Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **Jerry D. Chesnut, Trustee of the Jerry Chesnut Trust** dated December 12, 2018, hereinafter Grantee, his successors and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Cheatham County and Davidson County, Tennessee, described as follows:

See legal description on attached Exhibit A.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is unimproved property, known as Old Clarksville Pike and Bracey Circle, Joelton, Tennessee 37080.

Grantee, as Trustee, shall have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described above.

Patricia E. Chesnut, spouse of Grantor, hereby joins in the execution of this deed for the purposes of waiving and conveying any homestead, marital and inheritance rights he or she may have in the property conveyed.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever 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 12 day of Dec., 2018.

Jerry Chesnut, Grantor

Patricia E. Chesnut, Grantor's spouse

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Jerry Chesnut, and spouse, Patricia E. Chesnut, with whom I am personally acquainted and who upon oath acknowledged that Jerry Chesnut the same person as Jerry Chestnut, and that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of December, 2018.

Sara Denman
Notary Public
My Commission Expires: 2/21/2022

SARA DENMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 21, 2022

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust.

Jerry Chesnut
Grantee

Subscribed and sworn to before me this 12 day of December, 2018.

Sara Denman
Notary Public
My Commission Expires: 2/21/2022

SARA DENM
STATE OF TENNESSE NOTARY PUBLIC
RUTHERFORD
MY COMMISSION EXPIR

QUITCLAIM DEED TO TRUSTEE OF JERRY CHESNUT TRUST
EXHIBIT A - LEGAL DESCRIPTION

Tract 1:

Beginning at a concrete monument, Buna Bracey Harper's S.W. corner of 115 acres tract; and in the north line of the E. C. Bracey property; thence with north line of E. C. Bracey property, S. 87° W. 968.3 feet to a concrete monument in Bill Felts' line; thence with Felts' east line, N. 2° 30' E. 2,256.75 feet to an iron pin on north side of a terrace; thence in an easterly direction about 968 feet to an iron pin in west line of Buna Bracey Harper's property; thence with said Harper's east line, S. 2° 30' W. 2542.7 feet to the beginning, containing 58.3 acres, more or less.

Being the same property conveyed to Jerry Chesnut by deed from Roy M. Bracey and wife, Flora Harris Bracey, of record in Book 189, Page 81, Register's Office for Cheatham County, Tennessee, and of record in Book 6199, Page 575, Register's Office for Davidson County, Tennessee.

There is also included in this conveyance the right to use a 50 foot right of way along the east boundary line of the remaining land of Roy M. Bracey and wife, Flora Harris Bracey, and the old road bed as now located. The use of said right of way also includes all future owners of the land hereby conveyed.

Tract 2:

Beginning at an iron pin in the north boundary of Jerry Chestnut land, said iron pin being S. 83° 10' W. 457.7 feet from the west line of Buna Harper property; thence N. 1° 30' E. 624.5 feet to an iron pin in the S. margin of Bracey Circle; thence with Bracey Circle, N. 86° E. 50 feet; thence S. 1° 30' 626 feet to an iron pin in Jerry Chestnut's N. line; thence with Jerry Chestnut's N. line, 50 feet to the beginning.

Being the same property conveyed to Jerry Chestnut and Cheatham County, by deed from Fred E. Gibbs and wife, Hilda H. Gibbs, of record in Book 214, Page 52, Register's Office of Cheatham County, Tennessee.

Tract 3:

Beginning at an iron pin in the West line of Buna Harper property, and the southern margin of Bracey Circle Road, said point being N. 2° 35' E. 641 feet from the N. E. corner of land now owned by Jerry Chestnut; thence with southern margin of Bracey Circle Road, as it curves, A-86° 35', T-25, with radius of 30 feet, 44.8 feet to an iron pin; thence continuing with Southern margin of Bracey Circle Road; S. 84° W. 322 feet; S. 86° W. 288.9 feet to an iron pin; S. 85° 40' W. 218.8 feet to a point in the curve of said road; thence with the southern margin of said road as it curves (A-42° T-70' R-150) 138.3 feet to a point in southern margin of said road, and in the east line of John Felts' property; thence with said Felts' line, S. 2° 30' W. 598.2 feet to an iron pin, the N. W. corner of

property now owned by Jerry Chestnut; thence with north line of property now owned by Jerry Chestnut, N. 83° 10' E. 978.3 feet to the west line of Buna Harper property, and in the N. E. corner of the land now owned by Jerry Chestnut; thence with the W. line of Buna Harper property, N. 2° 35' E. 641 feet to the beginning, containing 13.72 acres, more or less.

Being the same property conveyed to Jerry Chestnut, by deed from Fred E. Gibbs and wife, Hilda H. Gibbs, of record in Book 217, Page 504. Register's Office for Cheatham County, Tennessee.

This conveyance is made subject to right of way easements heretofore conveyed to Jerry Chestnut by Fred E. Gibbs and wife, Hilda H. Gibbs, which is included in this conveyance.

Included in the foregoing legal descriptions, but excluded from this conveyance, are Lots 1, 2, 3, 4 and 5, Chestnut Acres, Plat Book 5, page 65, Register's office for Cheatham County, Tennessee.