Karen Johnson Davidson County
Batch# 184278 DEEDQC
01/16/2019 08:15:21 AM 5 pgs
Fees: $28.00 Taxes: $74.92
20190116-0004312

Prepared from information submitted by the parties without opinion of title by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Joan Zimmerle
Ruth Faulkner
1865 Long Hollow Pike
Gallatin, TN 37066

SEND TAX BILLS TO:
Same as new owner

TAX MAP/PARCEL #
Map 31
P/O Parcels 91, 92

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For and in consideration of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **JUDITH EVELYN HEAD,** quitclaim and convey to **JOAN ZIMMERLE and RUTH FAULKNER,** all my right, title and interest in and to the following described property:

SEE EXHIBIT A ATTACHED

BEING part of the same property conveyed to W. J. Zimmerle by deed from E. P. Wolf and wife Mattie E. Wolf dated April 20, 1911, of record in Book 411, Page 224, Register's Office for Davidson County, Tennessee. Walter Jacob Zimmerle, being the same person as W. J. Zimmerle, died on 9/28/1977, survived by his wife Annie Toso Zimmerle and his children Rebecca Webb, Evelyn Head, Oscar Zimmerle, and Harry Burton Zimmerle. Annie Toso Zimmerle subsequently died 8/18/1984, survived by her children Rebecca Webb, Evelyn Head, Oscar Zimmerle, and Harry Burton Zimmerle.

As shown by Affidavit of Inheritance of record as Instrument 20110823-0065103, Register's Office for Davidson County, Tennessee and the exhibits thereto, Rebecca Zimmerle Webb, being the same person as Rebecca Webb, died 11/2/2010, and by will, admitted to probate by the Seventh Circuit Court for Davidson County, Tennessee, Case 10P-1762, devised one-half [1/2] of her interest to Judith Evelyn Head. Evelyn Christine Head, being the same person as Evelyn Head, died 5/13/2011, her sole heir being her daughter Judith Evelyn Head.

This is unimproved property located on Westcap Road, Whites Creek, Tennessee.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor this date: 1-11-19

Judith Evelyn Head

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Judith Evelyn Head**, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 1-11-19

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-22-2019

Notary Public

My commission expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration or value for this conveyance, whichever is greater, is **$20,250.00.**

Affiant

Sworn to and subscribed before me this date: 1-11-19

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-22-2019

Notary Public

My commission expires:

EXHIBIT "A"

Land in Davidson County, State of Tennessee, as follows: Beginning in the center of White's Creek the north corner of L.B. Caldwell's tract: thence S.87 deg. 35' E. 172.80 poles to a stone hackberry and elm pointers: thence N. 3 deg. 25' east points to a stone and beech; thence N. 87 deg. 35' W.109.40 poles to a stone; thence S.2 deg. 25' W.9 poles to ___; thence 87 deg. 35' W.31.16 poles to a stone; thence N.2° 25' E. 3.28 poles to a stone; thence N.86 deg. W.44 poles to a stone on the east bank of White's creek; thence S.5.44 poles to a large sycamore on west bank of said creek; thence S.9 deg. E.20 poles to a stone; thence S. 17-1/2 deg. W.14 poles to a stone; thence S.34-1/4 deg. W.21.52 poles to a large sycamore on bank of creek; thence N.70 deg. E.5.36 poles; thence N.58 deg. E.8 poles; thence N.37 deg. E.12.44 poles to the point of beginning, containing 50.4 acres, more or less.

Being the same property conveyed to W. J. Zimmerle by Deed from E. P. Wolf and wife, Mattie E. Wolf dated April 20, 1911 and of record in Book 411, Page 224, Register's Office for Davidson County, Tennessee. THE SAID W. J. ZIMMERLE IS THE SAME PERSON AS W. J. ZIMMERLEE AND WALTER J. ZIMMERLEE.

THIS IS UNIMPROVED PROPERTY KNOWN AS _____ RED CAP ROAD, WHITES CREEK, TN 37189

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFROM IS THAT PROPERTY CONVEYED FROM W. J. ZIMMERLE AND WIFE, ANNIE M. ZIMMERLE TO THE STATE OF TENNESSEE OF RECORD IN BOOK 4543, PAGE 644, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, State of Tennessee, as follows: Beginning at a point in Glen C. Mowery's north boundary line said point being 116 feet more or less westerly from the centerline of the south bound lane of proposed I-24; thence northwardly 44 feet more or less; thence north 4 degrees 38 minutes 16 seconds west 76.33 feet to a point east of a well and being 140 feet west of centerline station 403+80 of said south bound lane; thence north 34 degrees 30 minutes 02 seconds west 47.23 feet; thence north 9 degrees 52 minutes 57 seconds west 256.96 feet and north 9 degrees 02 minutes 17 seconds west 220 feet more or less to a point in William McGill's south boundary line; thence with said boundary line eastwardly 460 feet more or less to a point on a curved line to the left which has a radius of 245.69 feet and being 50 feet northeast of the centerline of a proposed frontage road; thence with said curved line eastwardly 125 feet more or less; thence south 84 degrees 10 minutes 17 seconds east 164 feet north 79 degrees 07 minutes 45 seconds east 104.4 feet and south 86 degrees 26 minutes 44 seconds east 253.01 feet to the beginning of a curved line to the right which has a radius of 726.62 feet; thence with said curved line southeastwardly 773.60 feet to the end of said curved line; thence south 20 degrees 43 minutes 44 seconds east 228 feet more or less to a point in the said Glenn Mowery north boundary line; thence with said boundary line north 83 degrees west 198 feet more or less to a point in the southwest right of way line of said proposed frontage road; thence with said line north 21 degrees 37 minutes 13 seconds west 125 feet more or less to the beginning of a curved line to the left which has a radius of 546.62 feet; thence with said curved line northwestwardly 581.96 feet; thence south 75 degrees 05 minutes 10 seconds west 56.47 feet to a point which is 110 feet south of the centerline of said proposed frontage road; thence north 69 degrees 04 minutes 24 seconds west 155.24 feet and south 86 degrees 50 minutes 25 seconds west 319.93 feet to a point on a curved line to the right which has a radius of 415.69 feet; thence with said curved line northwestwardly 47.8 feet; thence north 57 degrees 25minutes 12 seconds west 156.52 feet to a point which is 90 feet northeast of the centerline of the north bound lane of proposed I-24; thence south 32 degrees 27 minutes 58 seconds east 333.94 and south 28 degrees 23 minutes 14

seconds east 190 feet more or less to a point in Glen Mowery's said north boundary line; thence with said line north 83 degrees west 575 feet to the point of beginning and containing 12.54 acres.

The above described property is hereby conveyed in fee-simple. It is to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed. However the grantor will have right of access to the frontage road to be constructed east of the proposed I-24 as shown on the plan. The above described property is not improved and is located from 700 feet to 2600 feet of Lickton Pike and 4000 feet north Old Hickory Blvd.

FURTHER INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFORE IS THAT PROPERTY (THREE TRACTS) CONVEYED FROM WALTER (W. J.) ZIMMERLE AND WIFE, ANNIE T. ZIMMERLE TO WILLIAM H. MCGILL AND WIFE, ADELENA C. MCGILL OF RECORD IN BOOK 4996, PAGE 871, DESCRIBED AS FOLLOWS:

Tract 1: Beginning at a point on the south boundary of Frontage Road "H" at Station 6+50 feet as shown on the Tennessee State Highway Plan, Project No. E. B. I-24-9 (3) 32, sheet 20; thence from the said station 6+50 feet point of beginning a long Road "H", on its southerly boundary, south 86 degrees 50' 25" west 319.93 feet to a point. Identified as P.T. 3 + 34.00'; thence 47.8 feet across the chord of a radius of 415.69 feet to a point; thence north 57 degrees 25' 12" west 156.52 feet to a point intersecting the east boundary of intersate 24; thence south 32 degrees 27'58" east 250 feet, along the said east boundary of I-24 to a point; thence North 69 degrees 26' E. 389.13 feet back to the point of beginning at Station 6 + 50', containing 0.6 acre, more or less.

Tract II: Beginning at a point in the northerly boundary of Frontage Road "H" (Tennessee Highway Plan E.B. I-24-9 (3) 32, sheet 20); said point being at the intersection of McGill's south boundary and the intersection of Road "H", which is 95 feet, more or less, from Station P.C. 0 + 00 ft. measured along the curve having a radius of 245.69 feet and an arc of 277.52 feet; thence from the point of beginning along the arc, on the north boundary of Road"H" easterly 182.52 feet more or less, to a point, P.T. 3+34'; thence south 84 degrees 10' 17" East 164.0 feet to a point; thence North 79 degrees 07' 45" east 104.4 feet; thence south 86 degrees 26' 44" East 45 feet, more or less, to a point in the north boundary of road "H" thence North 06 degrees East 35.8 feet to an iron pipe in McGill's due West and North property line corner; thence West along McGill's south property line 470 feet more or less, back to the point of beginning, containing 0.34 acre, more or less.

Tract III: Beginning at a point on the north boundary of Frontage Road "H" shown on Tennessee State Highway Plan E.B. I-24-9 (3) 32, sheet 20, said point being 45 feet, more or less, south 86 degrees 26' 44" east from Station 6 + 00' and being the same point called in tract two; thence from the point of beginning. South 86 degrees 26' 44" East 208.01 feet to a point on a curve on the north boundary of road "H", called P.C. 8 + 52.81'; thence along the said curve, having a radius of 727.27 feet, a distance of 462.24 feet to a point on the curve; thence North 06 degrees + 00' East 316.06 feet, more or less, to intersect McGill's south property line; thence west along McGill's property line 640.0 feet to an irpn pin at the intersection of McGill's east property fence, more or less, to the point of beginning, containing 3.0 acres, more or less.

FURTHER INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFROM IS THAT PROPERTY CONVEYED FROM OSCAR W. ZIMMERLE, INDIVIDUALLY AND AS TRUSTEE, HARRY BURTON ZIMMERLE, STELLA REBECCA WEBB AND EVELYN HEAD TO M. ROSS HUDSON OF RECORD IN BOOK 5633, PAGE 784, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Land in the 10th Civil District of Davidson County, Tennessee, beginning at a point in the East margin of Lickton Pike, southwest corner of Book 5051, page 991; thence with the south line of same, South 71 degrees 22' 54" East with a fence 261.88 feet to an iron pin, southwest corner of Book 3897, Page 851; thence with three lines of same, running West of an existing fence, North 54 degrees 31' 57" East 232.43 feet to an existing iron pin, North 30 degrees 25' 42" East 210.16 feet to an existing iron pin, and North 17 degrees 22' 59" East 167.04 feet to an existing iron pin, southeast corner of Book 3892, page 518; thence with the east line of same, North 17 degrees 34' 03" East 57.97 feet to a 15 inch elm; North 78 degrees 27' 41" East 28.75 feet to a 6 inch elm; and north 06 degrees 23' 40" east 61.37 feet to a tree in the fence; thence with the fence and with the south line of Book 2338, page 463, North 20 degrees 31' 43" East 18.70 feet to a tree; South 64 degrees 55' 42" East 7.94 feet to a post; and South 85 degrees 36' 14" east 117.29 feet to an iron pin this survey in the west right-of-way of Interstate 24; thence with said right-of-way, South 08 degrees 55' 20" East 213.01 feet to a monument; south 09 degrees 46' 00" East 255.14 to a monument; south 36 degrees 16' 19" East 46.48 feet to a monument; South 03 degrees 01' 09" West 71.51 feet to a monument; and thence with a curve to the left, Delta of 00 degrees 50' 27", radius of 3,488.75 feet, a distance of 51.19 feet to an iron pin this survey; thence leaving said right-of-way, with a fence and the north line of Book 1344, page 60, North 82 degrees 51' 04" West 260.77 feet to the center of Whites Creek; thence with said creek the following six calls: South 67 degrees 40' 53" west 132.58 feet, South 41 degrees 23' 53" west 167.84 feet, South 58 degrees 17' 15" west 73.68 feet, South 71 degrees 55' 32" west 222.15 feet, south 20 degrees 56' 48" west 149.70 feet, and south 05 degrees 26' 07" west 98.47 feet; thence leaving said creek and with the north line of Book 4574, page 588, north 63 degrees 55' 08" West, running south of an existing fence, 241.28 feet to the east margin of Lickton Pike; thence with said margin, North 02 degrees 59' 16" East 294.26 feet to the beginning; containing 8.33 acres, more or less.