Karen Johnson Davidson County
Batch# 240156 DEEDQC
06/07/2019 08:48:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190607-0054483

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Brett A. Wesnofske and Constance M. Wesnofske
Trustees, Wesnofske Family Revocable Living Trust
786 Elysian Fields Road
Nashville, TN 37204

Send Tax Bills To:
New Owner

Map andParcel No.
06800006300

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Brett A. Wesnofske**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Brett A. Wesnofske and Constance M. Wesnofske, Trustees, Wesnofske Family Revocable Living Trust Agreement dated June 4, 2019** ("Grantees"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in the 13th Civil District described as follows:

Beginning at a concrete monument in the north margin of Hydes Ferry Pike, the same being Walker's Southwest corner; thence in a westerly direction with the margin of said Hydes Ferry Pike 360.65 feet to a point, the beginning point of the tract herein conveyed; thence continuing with said margin 164.69 feet to a monument; thence around a curve to the right with the intersection of Hydes Ferry Pike and a 50 foot right of way to a monument; thence with the east margin of said 50 foot right of way North 15 deg. 30' 55" East 885.13 feet to a stake; thence South 86 deg. 45' East 166.30 feet to a stake; thence South 12 deg. 41' 10" West 919.71 feet to the beginning, containing 3.89 acres, more or less, according to a survey of Jack R. Underwood, No. 420.

Included in the above description but specifically excluded therefrom is that 3286 square feet, more or less, conveyed to the State of Tennessee in Book 9414, Page 633, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Brett A. Wesnofske**, by Warranty Deed dated November 9, 2018, from **Wenford Barnes and wife, Nettie M. Barnes**, recorded in Instrument No. 20181109-0111279, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Pipeline Right of Way Easement granted to Ford Motor Company, a DelawareCorporation, of record in Book 8676, Page 139, Register's Office for Davidson County, Tennessee.

2. The acreage mentioned in the legal description is only for convenience in identifying the tract insured; it is not intended that the policy insure the amount of acreage.

3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is unimproved property known as: **0 Ashland City Highway, Nashville, TN 37218.**

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this 4th day of June 2019.

Brett A. Wesnofske

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Brett A. Wesnofske**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of June 2019.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
10/20/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this 4th day of June 2019.

Notary Public

My Commission Expires: 10/20/2019

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY