Karen Johnson Davidson County
Batch# 240156 DEEDQC
06/07/2019 08:48:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190607-0054484

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:	Send Tax Bills To:	Map andParcel No.
Brett A. Wesnofske and Constance M. Wesnofske Trutees, Wesnofske Family Revocable Living Trust 786 Elysian Fields Road Nashville, TN 37204	New Owner	06800006400 06800006500

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:

TRACT 1:
Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a monument in the north margin of Hydes Ferry Pike, the same being the southwest corner of Walker; thence with the north margin of Hydes Ferry Pike in a westerly direction 124.95 feet to a point, the beginning point of the tract herein conveyed; thence continuing with said margin, 235.70 feet to a point; thence North 12 deg. 41' 10" East 919.71 feet to a fence stake; thence in an easterly direction, 220.80 feet to a fence stake; thence South 12 deg. 27' 44" West 905.29 feet to the beginning, containing 4.60 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 3346 square feet, more or less, conveyed to the State of Tennessee by deed of record in Book 9414, Page 630, Register's Office for Davidson County, Tennessee.

TRACT 2:
Being in the 13th Civil District of Davidson County, Tennessee, being Tract No. 7 on a 1973 survey by Jack R. Underwood and being more particularly described as follows:

Beginning at a monument in the north margin of the right of way for Hydes Ferry Pike and within a 150 feet wide T.V.A. transmission line easement; said point being the southeast corner of this tract and the southwest corner of Walker; thence with Walker's west line North 18 deg. 10' 15" East 1595.70 feet to a post; the northeast corner of this tract, thence north 79 deg. 6' 24"

West 184.25 feet to a post; thence South 33 deg. 04' 37" West 270.11 feet to a post corner to Lynn and northeast corner of Huddleston's 4.1 acre tract, thence with Huddleston's east line and then with the east line of Tract No. 6 as shown on said survey South 12 deg. 27' 44" West 1360.47 feet to a point in the north margin of the right of way for Hydes Ferry Pike; thence northeasterly with said margin 124.95 feet to the beginning and containing 7.04 acres, more or less according to said survey.

Included in the above description but specifically excluded therefrom is that 1984 square feet, more or less, conveyed to the State of Tennessee by deed of record in Book 9443, Page 566, Register's Office in Davidson County, Tennessee.

Being the same property conveyed to **Brett A. Wesnofske**, by Warranty Deed dated November 16, 2018, from **Towne Square, LLC, a Tennessee Limited Liability Company, aka Town Square, LLC, a Tennessee Limited Liability Company**, recorded in Instrument No. 20181119-0113890, Register's Office of Davidson County, Tennessee.

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

1. Easement for drainage facility as set forth in the instrument of record in Book 9414, Page 630, Register's Office for Davidson County, Tennessee. (Tract 1)

2. Pipeline Right of Way Easement to Ford Motor Company of record in Book 8676, Page 115, Register's Office for Davidson County, Tennessee. (Tract 2)

This is unimproved property located at: **4.60 Acres & 6.99 Acres, Ashland City Highway, Nashville, TN 37218.**

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixeshis 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

My Commission Expires:
10/20/2019

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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