Instrument Prepared By:
Carey T. Frazier, Attorney
201 King Arthur Circle
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 247657 DEEDQC
06/24/2019 11:52:54 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190624-0060813

QUITCLAIM DEED

Grantors: Charles C. Bonds, Jr., Claude H. Bonds, James F. Bonds, and Gerald M. Bonds, as Tenants in Common

Grantee: Charles C. Bonds, Jr., Individually

County: Davidson

Name and Address of New Owner:	Send Tax Bills To: Same
Charles C. Bonds, Jr.	Map and Parcel Number
7661 Rocky Fort Road	Part of Map & Parcel Number
Smyrna, TN 37167	187 1400

Affidavit of Consideration

STATE OF TENNESEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0. See TCA 67-4-409 (a)(3)(B)

Subscribed and sworn to before me, this 24th day of June, 2019.

AFFIANT

Notary Public
My Commission Expires: 3/19/2023

CAREY T. FRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2023

RECITALS:

WHEREAS, Charles C. Bonds, Sr., died testate on July 28, 2000, a resident of Davidson County, Tennessee. He was survived by his wife, Rachel Y. Bonds, and four children, Charles C. Bonds, Jr., Claude H. Bonds, James F. Bonds and Gerald M. Bonds.

WHEREAS, the Last Will & Testament of Charles C. Bonds, Sr. was probated in the Davidson County, Tennessee Probate Court under Docket Number 06P719, said probate being dated May 9, 2006.

WHEREAS, under the terms of the Last Will and Testament of Charles C. Bonds, Sr. and by operation of law, all assets owned by Charles C. Bonds, Sr. were inherited by his wife, Rachel Y. Bonds.

WHEREAS, Rachel Y. Bonds died testate on February 2, 2009, a resident of Davidson County, Tennessee. She was survived by her four sons, Charles C. Bonds, Jr., Claude H. Bonds, James F. Bonds, and Gerald M. Bonds.

WHEREAS, the Last Will & Testament of Rachel Y. Bonds was probated in the Davidson County, Tennessee Probate Court under Docket Number 09P476, said probate being dated March 30, 2009.

WHEREAS, under the terms of the Last Will and Testament of Rachel Y. Bonds, all real estate owned by Rachel Y. Bonds was devised and bequeathed to her four sons, Charles C. Bonds, Jr., Claude H. Bonds, James F. Bonds, and Gerald M. Bonds.

WHEREAS, at the present time, the four named sons mentioned above all own some 178.96 acres in common in Davidson County, Tennessee. Said acres were inherited from Rachel Y. Bonds. It is their intent and purpose to have said acres surveyed into five separate tracts. It is their further their intent and purpose to have said tracts deeded and transferred into their individual names.

WHEREAS, to accomplish the intent and purpose as stated above, with this Quitclaim Deed, said sons have contracted with Crowe Wheeler & Associates to have said 178.96 acres surveyed and divided out into five separate tracts. See Survey by Crowe Wheeler & Associates with Survey Date of April 1, 2019, and Plat Date of May 3, 2019. Said Survey is on file with the Mapping Division of Davidson Country Metro, Davidson County, Tennessee.

FOR AND IN CONSIDERATION of ten dollars ($10) cash in hand paid, and for the express purpose of making a conveyance to create separate ownerships in a tracts of land as per Survey by Crowe Wheeler and Associates, mentioned above, we, Charles C. Bonds, Jr., Claude H. Bonds, James F. Bonds and Gerald M. Bonds, as Tenants in Common, (Grantors) do hereby quitclaim and convey unto Charles C. Bonds, Jr., (Grantee), individually and in fee simple absolute, all our right, title and interest to the tract of land described in Exhibit A, (Tract 5 per Survey) attached hereto (the Property"). The property is conveyed subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESSS WHEREOF, we, Charles C. Bonds, Jr., Claude H. Bonds, James F. Bonds and Gerald M. Bonds, as GRANTORS, have hereunto set our hands this 24th day of June, 2019.

Charles C. Bonds, Jr.

Claude H. Bonds

James F. Bonds

Gerald M. Bonds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles C. Bonds, Jr. Claude H. Bonds, James F. Bonds and Gerald M. Bonds, 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, at office, this 24th day of June, 2019.

Notary Public
My Commission Expires: 3/19/2023

CAREY T. FRAZIER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-19-2023

Being part of the same property found in Deed Book 1148, at Page 141; Deed Book 5031 at Page 935; Deed Book 9755 at Page 876.

The legal description was taken from survey of subject property by Crowe Wheeler and Associates dated April 1, 2019, and Plat Date of May 3, 2019. Said survey is on file with the Mapping Division of Davidson County Metro of Davidson County, Tennessee. No independent title search has been performed. The legal description and the state of title of the Property have been furnished to the draftsman. The draftsman assumes no liability for the accuracy thereof.

EXHIBIT A

TRACT 5 – 47.00 ACRES

A certain parcel of land in the 6th Civil District of Davidson County, Tennessee more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "KCROWE RLPS#1979." All bearings and coordinates are based on geodetic north by G.P.S observations, dated 04-01-19.

BEGINNING at a wooden fence post on the west right of way of Battle Road said post lying 44' west of centerline and also being the northeast corner of the Richard Tunney property as recorded in Instrument #2014077-0059341, Thence, leaving said right of way and with the said Tunney property the following (2) calls: North80°30'46"West, a distance of 397.73' to an iron pin set.

Thence, South08°50'03"West, a distance of 225.12' to an iron pin found.

Thence, with the west line of the James Hodge property as recorded in Instrument # 20150820-0084040, South08°20'26"West, a distance of 223.91' to an iron pin found.

Thence, with the north line of the Bonds property as recorded in Instrument #20070427-0050427, the following (5) calls: North83°32'24"West, a distance of 560.10' to an iron pin set.

Thence, North81°52'24"West, a distance of 57.94' to an iron pin set.

Thence, North83°28'01"West, a distance of 92.65' to an iron pin set.

Thence, North83°28'01"West, a distance of 529.29' to an iron pin set.

Thence, North83°28'01"West, a distance of 34.37' to an iron pin set.

Thence, severing the Bonds Heirs property as recorded in deed book 1148, page 141 North06°23'50"East, a distance of 1319.08' to an iron pin set on the south right of way of Burkitt road said pin lies 25' south of centerline.

Thence, with the right of way of Burkitt Road the following (5) calls: South82°59'12"East, a distance of 46.86' to an iron pin set.

Thence, South78°46'11"East, a distance of 340.00' to an iron pin set.

Thence, South83°18'50"East, a distance of 402.19' to an iron pin set.

Thence, North88°57'34"East, a distance of 155.87' to an iron pin set.

Thence, South84°40'54"East, a distance of 727.77' to a wood corner post on the east right of way of Battle Road.

Thence, with the right of way of Battle road the following (5) calls: South47°44'03"East, a distance of 16.22' to a wood corner post.

Thence, South30°49'31"East, a distance of 44.59' to an iron pin found.

Thence, South03°46'42"East, a distance of 31.49' to a wood corner post.

Thence, South02°29'46"West, a distance of 118.64' to an iron pin found.

Thence, South09°15'16"West, a distance of 704.95' to the POINT OF BEGINNING; said described tract containing 47.00 Acres, more or less according to a survey performed under the direct supervision of Kevin David Crowe, RLS #1979 on 04-01-2019.