Karen Johnson Davidson County
Batch# 247657 DEEDQC
06/24/2019 11:52:54 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190624-0060815

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

QUITCLAIM DEED

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

Grantee: James F. Bonds, Individually

County: Davidson

Name and Address of New Owner:	Send Tax Bills To: Same
James F. Bonds	Map and Parcel Number
6508 Burkitt Road	Part of Map & Parcel Number
Antioch, TN 37013	187 1400

Affidavit of Consideration

STATE OF TENNESEE

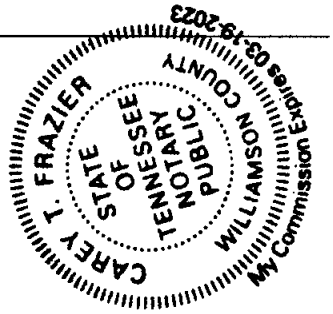
COUNTY OF DAVIDSON

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



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 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 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 are 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 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 Claude H. Bonds, (Grantee), individually and in fee simple absolute, all our right, title and interest to the tract of land described in Exhibit A, (Tract 2 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



I, Gail Bonds, wife of James F. Bonds, has joined in this conveyance for the purpose of releasing any right, marital or otherwise, that I have in this "Property" as per Exhibit A attached.

Wanda Gail Bonds

Gail Bonds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gail Bonds, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within statement for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2019.

Notary Public
My Commission Expires: 3/19/2023



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.

TRACT 2 – 40.00 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 an iron pin set on the north right of way of Burkitt Road said pin lies 25' north of centerline and also being the southwest corner of the Cecil Williams James property as recorded in deed book 5131, page 217 and also being the beginning of a curve concave to the south, Thence, with said right of way and along the arc of a curve having a radius of 4932.80', a central angle of 03°40'01", and a chord of 315.64' bearing South87°07'53"East

Thence, North89°16'54"West, a distance of 33.45' to an iron pin found.

Thence, leaving said right of way and with the lines of James Bonds as recorded in instrument # 20030819-0120093, the following (6) calls: North10°44'40"East, a distance of 176.00' to a metal T post.

Thence, North09°40'53"East, a distance of 156.50' to a metal T post.

Thence, North11°03'35"East, a distance of 172.00' to a dead black locust.

Thence, North84°44'47"West, a distance of 163.08' to an iron pin set.

Thence, South13°04'03"West, a distance of 243.27' to a 10" Hickory.

Thence, South12°48'00"West, a distance of 278.47' to an iron pin found on the north right of way of Burkitt Road said pin lies 25' north of centerline.

Thence, with said right of way the following (2) calls: North89°22'20"West, a distance of 255.79'

Thence, North89°28'34"West, a distance of 163.99' to an iron pin set.

Thence, leaving said right of way and severing the Bonds property as recorded in deed book 1148, page 141 and deed book 5031, page 935 the following (2) calls: North00°31'26"East, a distance of 777.61' to an iron pin set.

Thence, North83°32'32"West, a distance of 769.91' to an iron pin set in the east line of the Thomas McClanahan property as recorded in instrument # 20021227-0159467.

Thence, with said McClanahan North09°47'03"East, a distance of 1118.97' to an iron pin found in the south line of Meritage Homes of Tn. Inc. as recorded in Instrument #20180216-0015337.

Thence, South83°16'46"East, a distance of 369.41' to an iron pin found in the west line of the Mosely Joint Revocable Trust property as recorded in Instrument # 20120217-0014201.

Thence, South05°48'46"West, a distance of 551.10' to an iron pin set.

Thence, South83°32'32"East, a distance of 1158.44' to an iron pin set in the west line of the Wade Williams property as recorded in deed book 5160, page 944.

Thence, South00°37'07"East, a distance of 465.00' to an iron pin set.

Thence, with the west line of the Cecil William James property as recorded in deed book 5131, page 217, South14°38'44"East, a distance of 330.54' to an iron pin found.

Thence, South03°15'56"West, a distance of 484.00' to the POINT OF BEGINNING; said described tract containing 40.00 Acres, more or less according to a survey performed under the direct supervision of Kevin David Crowe, PLS #1979 on 04-01-2019.