This Instrument Prepared By:
McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 263050 DEEDQC
07/29/2019 08:25:15 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190729-0074070

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Address New Owners:
Nancy A. Walker
7430 Old Charlotte Pike
Nashville, Tennessee 37209

Send Tax Bills To:
New Owner

Map-Parcel:
Map 114-00
Parcel 328

STRAWMAN QUITCLAIM DEED
(This Instrument contains two conveyances)

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy A. Walker, Grantor**, for the express purpose of making a re-conveyance herein to combine separate tracts of land into one legal description, does hereby quitclaim and convey all her interest unto **A. Scott Hubbard, Trustee, Grantee**, in the following described parcel of land in DAVIDSON County, Tennessee:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Nancy A. Walker, by Deeds from Joyce Walker of record in Instrument Nos. 19991222-0306213, 20001229-0127541, 20010105-0001771, 20010807-0084727, and in Instrument No. 20190107-0001557, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument was prepared based solely on the representations of the parties and without the benefit of a title search.

And now, I, **A. Scott Hubbard, Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey and forever quitclaim unto **Nancy A. Walker, an unmarried woman,** the same property described and set forth herein on the attached Exhibit A, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 24 day of July, 2019.

A. Scott Hubbard Trustee
A. Scott Hubbard, Trustee

Nancy A Walker
Nancy A. Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy A. Walker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. Scott Hubbard, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES: JULY 26, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00.

Nancy A Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2019.

Notary Public

My Commission Expires: _____

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES: JULY 26, 2021

EXHIBIT A

Property Description

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Jesse Walker Engineering - PO Box 210456
Nashville, TN 37221 615-646-8228

Map 114-00 Parcel 328.00

Being a parcel of land in the 35th Councilmanic District of Davidson County, Tennessee and located on the north side of Old Charlotte Pike and West of Sawyer Brown Road, this tract is parcel 328.00, belonging to Nancy Walker as shown on Map 114-00 as evidenced in instrument number 20001229-0127541, instrument 20010105-0001771, instrument number 19991222-0306213, instrument number 20010807-0084727, and instrument number 20190107-0001557 in the Register's Office for Davidson County, Tennessee (RODCT), being more particularly described as follows:

BEGINNING at a point located on the north margin of Old Charlotte Pike 442.30 feet west of the west margin of Sawyer Brown Road, said point being the southwest corner of Parcel 027.00, belonging to Stephan Dudash and Linda S. Constantine-Dudash as shown on Map 114.00 as evidenced in instrument number 20180629-0063108 in the (RODCT), and said point being the southeast corner of the property herein described, said point being at Tennessee State Plane Coordinates, North = 652,403.21 feet East = 1,695,138.40 feet, thence:

1) Leaving the south west corner of said Parcel 027.00, and following with the north margin of Old Charlotte Pike, and following the south line of the property herein described, North 81 degrees 07 minutes 54 seconds West a distance of 216.70 feet to an iron pin, at the beginning of a curve to the left, thence;
2) Continuing with the north margin of Old Charlotte Pike, with a curve to the left (said curve having a delta angle of 18 degrees 46 minutes 20 seconds, and said curve having a chord direction of South 89 degrees 28 minutes 57 seconds West, and said curve having a chord distance of 171.24 feet, and said curve having a radius of 525.00 feet) an arc length of 172.01 feet to an iron pin, thence;
3) Continuing with the north margin of Old Charlotte Pike, South 80 degrees 05 minutes 45 seconds West, a distance of 156.50 feet to an iron pin, said iron pin being the southwest corner of the property herein described, and said iron pin being the southeast corner of Parcel 026.00, belonging to Stinson as shown on Map 114-00, as evidenced in Deed Book 5695 Page 121, (RODCT), thence;
4) Leaving the north margin of Old Charlotte Pike, and following the west line of the property herein described, and with the east line of said Parcel 026.00, North 07 degrees 34 minutes 48 seconds East, a distance of 394.20 feet to an iron pin, said iron pin being the Southeast corner of Parcel 025.00, belonging to Hawkins as shown on Map 114-00, as evidenced in instrument number 20111229-0101872, (RODCT), thence;

5) Leaving the common line of Parcel 026.00, and following the common line of Parcel 025.00, North 05 degrees 50 minutes 33 seconds East, a distance of 128.80 feet to an iron pin, said iron pin being the Southeast corner of Parcel 341.00 belonging to Hawkins as shown on Map 114-00, as evidenced in instrument number 20120423-0034452, (RODCT), thence;
6) Continuing with the common line of the Parcel herein described, and with the common line of Parcel 027.00, North 05 degrees 50 minutes 33 seconds East, a distance of 229.30 feet to an iron pin, said iron pin being the northwest corner of the property herein described, thence;
7) Leaving the east line of said Parcel 341.00 and with the north line of the property herein described, and following the common line to said Parcel 027.00, South 84 degrees 09 minutes 27 seconds East, a distance of 246.50 feet, to an iron pin, thence;
8) With the east line of the property herein described, and with the common line to said Parcel 027.00, South 12 degrees 07 minutes 33 seconds East, a distance of 78.90 feet to an iron pin, thence;
9) Continuing with the east line of the property herein described, and with the common line to said Parcel 027.00, South 30 degrees 11 minutes 20 seconds East, a distance of 153.90 feet to an iron pin, thence;
10) Continuing with the east line of the property herein described, and with the common line to said Parcel 027.00, South 02 degrees 56 minutes 47 seconds East, a distance of 79.50 feet to an iron pin, thence;
11) Continuing with the east line of the property herein described, and with the common line to said Parcel 027.00, South 56 degrees 17 minutes 27 seconds East, a distance of 100.50 feet to an iron pin, thence;
12) Continuing with the east line of the property herein described, and with the common line to said Parcel 027.00, South 13 degrees 37 minutes 49 seconds East, a distance of 90.70 feet to a point, thence;
13) Continuing with the east line of the property herein described, and with the common line to said Parcel 027.00, South 11 degrees 00 minutes 04 seconds East, a distance of 80.50 feet to a point, thence;
14) Continuing with the east line of the property herein described, and with the common line to said Parcel 027.00, South 06 degrees 06 minutes 28 seconds East, a distance of 81.50 feet to a point, thence;
15) Continuing with the east line of the property herein described, and with the common line to said Parcel 027.00, South 09 degrees 02 minutes 55 seconds West, a distance of 135.00 feet to a point, said point being the BEGINNING, containing 6.9722 acres or 303,708 square feet more or less, according to a survey by Jesse E. Walker, RLS dated July 15, 2019.