THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS:
Billy Ray Woodard
5349 Lickton Pike
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 265497 DEEDQC
08/02/2019 09:40:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190802-0076476

MAP: 024000
PARCEL: 222.00 & 159.00

SEND TAX BILLS TO:
Billy Ray Woodard
5349 Lickton Pike
Goodlettsville, TN 37072

QUITCLAIM DEED

Being prepared for the purpose of combining the maps and parcels.

Based on information provided by the parties and no title search having been performed

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, and for the express purpose of combining two parcels of land, I, Charlie S. Woodard, unmarried, and Billy Ray Woodard and wife, Pamela Fay Woodard, Grantors, by these presents do hereby quitclaim and convey unto Billy Ray Woodard, a married man, Grantee, his successors and assigns all of our interest in the following described tracts or parcels of land, to wit:

A certain tract or parcel of land in the 11th Council manic District of Davidson County, Tennessee described according to a survey dated August 16, 1994 by Tommy E. Walker, registered land surveyor, license number 1465 as follows:

Beginning at an iron pin marking the most easterly corner of this tract and the most southerly corner of the property conveyed to Robert Wilburn of Record and Deed Book 6281 Page 230, Register's Office for Davidson County, Tennessee; thence, south 12° 07 minutes 18 seconds west 407.85 feet to an iron pin, a corner to the property conveyed to Robert K. Norman of Record and Deed Book 7551 Page 529, Register's Office Davidson County, Tennessee; thence, with the line of Norman north 86° 24 minutes 25 seconds west 214.51 feet to an iron pin, a corner to the property conveyed to William H. Jones Jr. of Record and Deed Book 826 Page 91, Register's Office for Davidson County, Tennessee; thence, with the line of Jones north 86° 24 minutes 25 seconds west 233.99 feet to an iron pin, a corner to the property conveyed to Nathan Wall of Record and Deed Book 7827 Page 433, Register's Office for Davidson County, Tennessee; thence, with the line of Wall north 87° 19 minutes 14 seconds west 232.26 feet to an iron pin, a corner to the property conveyed to Dennis Roberson of Record and Deed Book 6805 Page 541, Register's Office for Davidson County, Tennessee; thence, with the line of Roberson north 82° 33 minutes 49 seconds west 250.06 feet to an iron pin; thence, north 21° 50 minutes 39 seconds east 140.97 feet to an iron pin; thence, south 80° 57 minutes 47 seconds west 111.87 feet to an iron pin at a 20" maple tree. a corner to the property conveyed to Donald L Black of Record and Deed Book 4049 Page 665, Register's Office for Davidson County, Tennessee; thence, with the line of Black north 25° 26 minutes 15 seconds west 273.38 feet to an iron pin at a dead gum tree: thence, south 84 ° 57 minutes 43 seconds west 164.11 feet to a 60' beech tree; thence, north 00° 22 minutes 47 seconds east 495.78 feet to an iron pin; thence, south 62° 18 minute$ 14 seconds east 198.32 feet to an iron pin; thence, south 90° 00 minutes 00 seconds east 100.00 feet to an iron pin; thence, north 05° 42 minutes 48 seconds east and crossing a private drive or roadway 65.00 feet to an iron pin; thence, south 87° 24 minutes 43 seconds east 91.94 feet to an iron pin; thence, north 05° 42 minutes 48 seconds east 457.96 feet to an iron pin; thence, south 83° 59 minutes 34 seconds east 451.76 feet to an iron pin, a corner to the property conveyed to Robert Wilburn of Record and Deed Book 6281 Page 230, Register's Office for Davidson County, Tennessee; thence, with the line of Wilburn south 18° 15 minutes 11 seconds west 469.95 feet to an iron pin in the center of a private drive or private roadway, marking the most westerly corner of the property of Robert Wilburn; thence, with the line of Wilburn south 65° 49 minutes 41 seconds east 821.56 feet to the point of beginning and containing 22.567, acres more or less.

Being the same property conveyed to Billy Ray Woodard by Quitclaim Deed dated 9/7/94 from Ozell B. Woodard of record in Book 9474, Page 114, Register's Office for Davidson County, Tennessee.

This is ( ) improved (X) unimproved property known as: 5347 Lickton Pike, Goodlettsville, TN 37072.

AND

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 15, 1984, and being Job No. 94-063, more particularly described as follows:

Beginning at an iron pin set in a fence corner, said point of beginning being the Northeast corner of the herein described tract and also being the Northeast corner of the original Milton J. Woodard, et ux land of which this is a part, thence with a fence and the line of the Robert V. Zoppel land of record in Book 5698, page 48, R.O.D.C.T, and then with Georgia P. Bouce South 06 degrees 36' 57" west 309.67 feet to a point on the fence; thence continuing with Bouce and a fence South 03 degrees 45' 00" West 426.50 feet to an iron pin set in the fence; thence leaving Boyce and severing the Woodard property North 65 degrees 49' 41" West 821.56 feet to an iron pin set in the center of a 20' existing gravel driveway and ingress and egress easement; thence leaving the said driveway North 18 degrees 15' 11" East 469.95 feet to an iron pin set in a fence line, the line of the Albert Powell, Trustee, land of record in Book 5025, page 280, R.O.D.C.T.; thence with the Powell's line and fence, South 86 degrees 19' 16" East 397.03 feet to a point in the fence thence continuing with the same South 84 degrees 25' 41" East 269.98 feet to the point of beginning.

Being the same property conveyed to Billy Ray Woodard and wife, Pamela Fay Woodard by Quitclaim Deed dated 11/8/17 from Charlie S. Woodard, unmarried of record in Instrument No. 20171115-0117503 and previously conveyed to Charlie S. Woodard, unmarried by Warranty Deed dated 7/28/00 from Robert Wilburn and wife, Wanda Woodard Wilburn of record in Instrument No. 200008020076576, Register's Office for Davidson County, Tennessee

Included in this conveyance is a 20 foot ingress and egress easement running with an existing gravel drive to Lickton Pike. In addition, an easement for ditches and cuts and slopes.

This is (X) improved ( ) unimproved property known as: 5349 Lickton Pike, Goodlettsville, TN 37072.

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

IN WITNESS WHEREOF we have hereunto set our hands on the 31st day of July, 2019.

Charlie S Woodard
Charlie S. Woodard

Billy Ray Woodard
Billy Ray Woodard

Pamela Fay Woodard
Pamela Fay Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charlie S. Woodard, Billy Ray Woodard and Pamela Fay Woodard, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2019.

Tammy D. Mellons
Notary Public

My Commission Expires: 3/3/20

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Pamela Fay Woodard
Affiant

Sworn and subscribed before me, this the 31st day of July, 2019.

Tammy D. Mellons
Notary Public

My Commission Expires: 3/3/20

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY