Prepared By: NEW OWNER
Nelson Edwin Davenport, III

After Recording Return To: NEO
5223 Bull Run Drive
Baton Rouge, LA, 70817

Karen Johnson Davidson County
Batch# 289803 DEEDQC
09/23/2019 12:14:56 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20190923-0096395

QUITCLAIM DEED

On September 20th, 2019 THE GRANTOR(S),

- Clara Rawlings Davenport, a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration, including the love and affection which I have for my son, conveys, releases and quitclaims to the GRANTEE(S):

- Nelson Edwin Davenport, III, residing at 5223 Bull Run Drive, Baton Rouge, LA, 70817

the following described real estate, situated in Joelton, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor the Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: M21- 150

Mail Tax Statements To:
Nelson Edwin Davenport, III
5223 Bull Run Drive
Baton Rouge, LA. 70817

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: September 23, 2019

Clara Rawlings Davenport

Clara Rawlings Davenport
5397 Rawlings Rd
Joelton, Tennessee, 37080

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 23rd day of September, 2019, before me personally appeared Clara Rawlings Davenport, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

LATOYA C. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 8, 2022

LaToya C Jackson
Notary Public

Financial Relationship Consultant
Title (and Rank)

My commission expires NOV. 08, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief the actual consideration for this transfer is $1.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-
Affiant
Subscribed and sworn before me this the
23 Day of Sept., 2019.
A Hayes, Deputy Register

Affiant
Affiant's Name: Robert Mocks

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

NELSON E. DAVENPORT

CLARA RAWLINGS DAVENPORT

19.25 ACRES

RAWLINGS ROAD

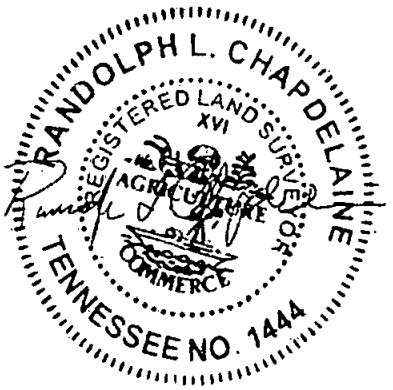
BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 21, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN THE 1st COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY RAWLINGS ROAD ON THE EAST; NELSON E. DAVENPORT'S 5.46 ACRE TRACT AND LITTLE MARROWBONE LAKE ON THE SOUTH; JOSEPH W. RAWLINGS ON THE WEST; AND JOE K. HACH AND PHILA R. HACH ON THE NORTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET (N 720490.07 E 1702013.41) ON THE WEST SIDE OF RAWLINGS ROAD (25' FROM THE CENTER), IN THE SOUTH LINE OF PHILA R. HACH (REF. DEED BOOK 5237 PAGE 938 R.O.D.C. PROPERTY MAP 21 PARCEL 150); THENCE S84 ^{0} 16'54"E 26.19' TO A POINT IN THE CENTER OF RAWLINGS ROAD; THENCE WITH THE CENTER OF RAWLINGS ROAD WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA = 17^{0}53'31"; RADIUS 188.46'; ARC = 58.85'; CHORD = s21 ^{0}42'53"E 58.61' TO A POINT, THE NORTHEAST CORNER OF NELSON E. DAVENPORT'S 5.46 ACRE TRACT; THENCE WITH THE NORTH LINES OF SAID 5.46 ACRE TRACT S70^{0} 20'44"W, PASSING A WITNESS IRON PIN SET AT 25.41', IN ALL 201.90' TO AN IRON PIN SET; THENCE S83 ^{0} 18'10"W 325.03' TO AN IRON PIN SET, A NORTHEASTERLY CORNER OF LITTLE MARROWBONE LAKE; THENCE WITH LITTLE MARROWBONE LAKE N6r12'51"W, PASSING A WITNESS IRON PIN SET AT 104.00', IN ALL 133.60' TO A POINT IN A CREEK; THENCE N77^{0} 40'57"W 187.84' TO AN EXISTING CONCRETE MONUMENT; THENCE S30^{0} 37'23"W 234.07' TO AN EXISTING CONCRETE MONUMENT; THENCE S37^{0}47'18"W 220.55' TO AN IRON PIN SET; THENCE S43 ^{0} 33'40"W 237.22' TO AN IRON PIN SET; THENCE N89^{0} 28'03"W 140.92' TO AN EXISTING IRON PIPE; THENCE N82 ^{0}03'35"W 261.76' TO AN EXISTING CONCRETE MONUMENT; THENCE S85 ^{0} 37'35"W 275.21' TO AN EXISTING IRON PIN, THE SOUTHEAST CORNER OF JOSEPH W. RAWLINGS (REF. DEED BOOK 3313 PAGE 333 R.O.D.C. - PROPERTY MAP 21 PARCEL 95); THENCE LEAVING LITTLE MARROWBONE LAKE WITH RAWLINGS' EAST LINE N07 ^{0} 21'01"E 872.36' TO AN EXISTING IRON PIN, THE SOUTHWEST CORNER OF JOE K. HACH (REF. DEED BOOK 8774 PAGE 863 R.O.D.C. - PROPERTY MAP 21 PARCEL 360); THENCE WITH AN ANCIENT FENCE LINE S79 ^{0}47'25"E, PASSING AN EXISTING WITNESS IRON PIPE AT 1164.71', IN ALL 1285.02' TO A POINT IN THE CENTER OF A CREEK, THE SOUTHWEST CORNER OF THE AFOREMENTIONED PHILA R. HACH; THENCE WITH PHILA R. HACH'S SOUTH LINE S84^{0} 16'54"E 401.33' TO THE POINT OF BEGINNING, CONTAINING 19.25 ACRES, MORE OR LESS, AND BEING A PORTION OF THE NELSON E. DAVENPORT AND CLARA RAWLINGS DAVENPORT PROPERTY AS RECORDED IN DEED BOOK 4943 PAGE 439, REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. 1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062, AND DATED JUNE 28, 2019.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO NELSON E. DAVENPORT AND CLARA RAWLINGS DAVENPORT FROM A. L. RAWLINGS AND SOPHIA SHADOW RAWLINGS, DATED AUGUST 19, 1975 AND RECORDED AUGUST 19, 1975 IN DEED BOOK 4943, PAGE 439, REGISTER'S OFFICE FOR DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD, AND TO THE FINDINGS OF A TITLE REPORT.


RANDOLPH L. CHAPDELAINE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1444