Karen Johnson Davidson County
Batch# 289889 DEEDQC
09/23/2019 02:49:57 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190923-0096505

THIS INSTRUMENT WAS PREPARED BY:

This Instrument Prepared by:
EMILY C. GREEN, BPR No. 033317
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(From Information Supplied: No Title Examination)

State of Tennessee)
County of Robertson)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2019.

NOTARY PUBLIC

2/28/23
My Commission Expires

DONNA G. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Schipper Trust U/A 09/20/2019 Wolfgang & Janice Schipper, TTEEs 5050 Cougar Cove Joelton, TN 37080	Same	Part of Map 4, Parcel 32

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **WOLFGANG RICHARD SCHIPPER** and **JANICE DAVIS SCHIPPER**, Grantors, of Joelton, Davidson County, State of Tennessee, conveys and quitclaims unto Wolfgang Richard Schipper and Janice Davis Schipper as Trustees of the **SCHIPPER REVOCABLE LIVING TRUST**, under agreement dated the 20th day of September, 2019, all of the right, title, and interest, material or otherwise, in and to the following described real property of record in Book 7499, Page 726, Register's Office for Davidson County, Tennessee, to wit:

Fourteenth Civil District – Davidson County, Tennessee
Property Map 4 Part of Parcel 32

TRACT 6 – Containing 5.37 Acres

To find the point of beginning, start at a concrete monument at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the easterly boundary line of Hargrove Subdivision, a plat of which is of record in Plat Book 6050, Page 317, in the Register' Office of Davidson County, Tennessee, said monument being westerly approximately 1426 feet along said right-of-way from its intersection with Whites Creek Pike; thence, leaving said right-of-way with said easterly boundary line, South 0 degrees 44 minutes 00 seconds West 572.24 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; thence, with aid curve and the easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271, Page 681, in said Register' Office, an arc distance of 254.90 feet, then severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, Page 663, in said Register' Office, an arc distance of 95.40 feet for a total arc distance of 350.30 feet to the point of tangency; thence, continuing to sever said Caldwell and Wade property, South 27 degrees 33 minutes 00 seconds West 202.23 feet to an iron pin at the POINT OF BEGINNING; Thence, severing said Caldwell and Wade property, as follows: South 27 degrees 33 minutes 00 seconds West 180.58 feet to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet; Thence, with said curve, an arc distance of 175.32 feet to the point of tangency, South 66 degrees 24 minutes 20 seconds West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; thence with said curve, an arc distance of 146.48 feet to an iron pin at the point of tangency, North 60 degrees 39 minutes 20 seconds West 106.99 feet to an iron pin, South 77 degrees 32 minutes 40 seconds West 194.85 feet to an iron pin in the easterly boundary line of property owned by Lloyd T. Owen et ux, of record in Deed Book 6620 page 812 in said Register's Office; thence, with said easterly boundar line, North 6 degrees 45 minutes 00 seconds West 382.66 feet to an iron pin; thence, again severing said Caldwell and Wade property, as follows: North 83 degrees 15 minutes 00 seconds East 655.97 feet to an iron pin, South 62 degrees 27

minutes 00 seconds East 106.54 to the BEGINNING containing 5.37 acres.

The above described tract is benefitted by a 50 foot wide easement for the purpose of ingress and egress between said tract and Coopertown Road and being more particularly described as follows:

50 Foot Easement for Ingress/Egress

BEGINNING at an iron pin at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Marie Sloan, of record in Deed book 6842 page 844 in the Register's Office of Davidson County, Tennessee, said pin being westerly approximately 1375 feet along said right-of-way from its intersection with Whites Creek Pike; Thence, leaving said right-of-way with said westerly boundary line, South 0 degrees 44 minutes 00 seconds West 780.29 feet to an iron pin at said Sloan's southwest corner; Thence, severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473 page 663 in said Register's Office, as follows: North 89 degrees 39 minutes 40 seconds West 13.24 feet, South 27 degrees 33 minutes 00 seconds West 543.79 feet the beginning of a curve concave to the Northwest and having a radius of 308.52 feet; thence, with said curve, an arc distance of 209.23 feet through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, South 66 degrees 24 minutes 20 seconds West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 114.13 feet through a central angel of 37 degrees 03 minutes 40 seconds to the beginning of a turn-in curve to a cul-de-sac concave to the East and having a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 40 seconds to the beginning of cul-de-sac turn around curve concave to the North and having a radius of 50.00 feet; thence, with said turn around curve, an arc distance of 229.35 feet to the beginning of a turn-in curve leaving said cul-de-sac concave to the Northwest and having a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 40 seconds to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; thence, with said curve, an arc distance of 146.48 feet through a central

angle of 37 degrees 03 minutes 40 seconds to the point of tangency, North 66 degrees 24 minutes 20 seconds East 110.59 feet to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet; thence, with said curve, an arc distance of 175.32 feet through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, North 27 degrees 33 minutes 00 seconds East 382.81 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; thence, continuing to sever said Caldwell and Wade property with said curve and continuing with the easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271 page 681 in said Register's Office, an arc distance of 350.30 feet through a central angle of 26 degrees 49 minutes 00 seconds to an iron pin at the point of tangency; thence, with the easterly boundary line of Hargrove Subdivision, of record in Plat Book 6050 page 317 in said Register's Office, North 0 degrees 44 minutes 00 seconds East 572.24 feet to a concrete monument in said southerly right-of-way of Coopertown Road; thence, with said right-of-way, South 79 degrees 44 minutes 00 seconds East 50.70 feet to the BEGINNING.

This description is based on a field survey completed on March 17, 1988 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513.

Being the same property transferred to Wolfgang R. Schipper and wife, Janice D. Schipper, from James I. Caldwell, III and David R. Wade, III, of record in Book 7499,, Page 726, Register's Office for Davidson County, Tennessee.

And now, **WOLFGANG RICHARD SCHIPPER** and **JANICE DAVIS SCHIPPER**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all property interest Wolfgang Richard Schipper and Janice Davis Schipper as Trustees of the **SCHIPPER REVOCABLE LIVING TRUST**, under agreement dated the 20th day of September, 2019, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here 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 Grantor, **WOLFGANG RICHARD SCHIPPER** and **JANICE DAVIS SCHIPPER,** have hereunto set their hands on this the 20th day of September, 2019.

WOLFGANG RICHARD SCHIPPER, Grantor

JANICE DAVIS SCHIPPER, Grantor

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WOLFGANG RICHARD SCHIPPER and JANICE DAVIS SCHIPPER,** the Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Springfield, Tennessee, this 20th day of September, 2019.

NOTARY PUBLIC

My Commission Expires 2/28/23

DONNA G. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY