This instrument prepared by:
(and return to:)

Jon S. Jablonski
Attorney at Law
320 Seven Springs Way, Suite 250
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 297610 DEEDQC
10/08/2019 11:33:54 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191008-0102983

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS.:
Joyce P. Barnett 3174 Jenkins Drive Murfreesboro, TN 37128	SAME	01600005000 (Combining 01600004900, and 01600005000)

*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Joyce P. Barnett**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Joyce P. Barnett, individually, (the "Grantee"), her successors and assigns, all of her right, title and interest in and to that certain Land in Davidson County, Tennessee, described as follows:

Property located in the 1st and 3rd Councilmanic Districts of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 05-31-18, File Number 2-523, as follows:

Point of Beginning being a set iron rod in the south margin of Union Hill Road (50' right of way) said iron rod being located SOUTH 05 DEGREES 32 MINUTES 54 SECONDS WEST a distance of 58.41 feet from an existing concrete monument on the north side of said Union Hill Road having a Tennessee State Plane Coordinate of N:728968.33, E:1726044.25;
Thence from said Point of Beginning and with the east line of Tract No. 2 W.D. Pewitt (Book 5233, Page 660) SOUTH 05 DEGREES 32 MINUTES 54 SECONDS WEST a distance of 215.09 feet to a set iron rod;
Thence SOUTH 80 DEGREES 27 MINUTES 03 SECONDS EAST a distance of 317.42 feet to a set iron rod;
Thence NORTH 08 DEGREES 48 MINUTES 16 SECONDS EAST a distance of 263.65 feet to a set iron rod;

Thence SOUTH 83 DEGREES 30 MINUTES 19 SECONDS EAST a distance of 41.26 feet to a set iron rod;
Thence NORTH 02 DEGREES 30 MINUTES 22 SECONDS WEST passing a set iron rod on the south margin of Union Hill Road and continuing a total distance of 216.99 feet to the center of Union Hill Road;
Thence with said Center line NORTH 63 DEGREES 36 MINUTES 19 SECONDS EAST a distance of 62.80 feet;
Thence with a curve turning to the right with an arc length of 123.33 feet, with a radius of 1164.80 feet, with a chord bearing of NORTH 66 DEGREES 16 MINUTES 53 SECONDS EAST with a chord length of 123.27 feet;
Thence with a compound curve turning to the right with an arc length of 111.86 feet, with a radius of 838.96 feet, with a chord bearing of NORTH 73 DEGREES 56 MINUTES 08 SECONDS EAST with a chord length of 111.78 feet;
Thence NORTH 76 DEGREES 53 MINUTES 02 SECONDS EAST a distance of 119.88 feet to the intersection of the center lines of Union Hill Road and Ivey Point Road;
Thence continuing with the center line of Union Hill Road
NORTH 76 DEGREES 53 MINUTES 02 SECONDS EAST a distance of 24.02 feet;
Thence leaving said center line passing an existing iron rod having a Tennessee State Plane Coordinate of N:729229.35, E:1726816.84 and with the west line of Linda Uselton (Book 10649, Page 602) SOUTH 05 DEGREES 04 MINUTES 59 SECONDS WEST a distance of 1151.15 feet to the intersection of existing fences and in the north line of John Benbow (Instrument Number 200309080130616);
Thence with said Benbow NORTH 80 DEGREES 13 MINUTES 08 SECONDS WEST a distance of 1011.62 feet to a set iron rod on the northeast margin of Crocker Springs Road and having a Tennessee State Plane Coordinate of N:728282.41, E:1725720.37;
Thence with said margin and with a curve turning to the right with an arc length of 80.78 feet, with a radius of 223.34 feet, with a chord bearing of NORTH 38 DEGREES 25 MINUTES 59 SECONDS WEST with a chord length of 80.35 feet;
Thence NORTH 28 DEGREES 04 MINUTES 14 SECONDS WEST a distance of 134.08 feet;
Thence with a curve turning to the right with an arc length of 284.10 feet, with a radius of 325.85 feet, with a chord bearing of NORTH 03 DEGREES 05 MINUTES 35 SECONDS WEST with a chord length of 275.19 feet;
Thence NORTH 21 DEGREES 53 MINUTES 04 SECONDS EAST a distance of 100.64 feet to a set iron rod at the intersection of the margins of Crocker Springs Road and Union Hill Road and having a Tennessee State Plane Coordinate of N:728831.83, E:1725630.04;
Thence with the south margin of said Union Hill Road and with a curve turning to the left with an arc length of 257.72 feet, with a radius of 294.56 feet, with a chord bearing of NORTH 89 DEGREES 29 MINUTES 04 SECONDS EAST with a chord length of 249.58 feet to a set iron rod;

Thence NORTH 64 DEGREES 25 MINUTES 08 SECONDS EAST a distance of 176.23 feet to a set iron rod which is the point of beginning, having an area of 812485.98 square feet, 18.65 acres

Being a portion of the same property described in Book 4649, Page 731; re-recorded in Book 4666, Page 832; Tract No. 3 in Book 5233, Page 662, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Joyce P. Barnett from Joyce P. Barnett, substitute Trustee of "THE WILLIAM D. PEWITT AND/OR SADIE E.PEWITT REVOCABLE LIVING TRUST" by deed of record, Instrument Number 20180807-0077377, Register's Office for Davidson County, Tennessee.

This is Property known as 0 Union Hill Road, Davidson County, Tennessee.

This Quitclaim Deed is being executed for the purpose of combining tax map Parcels 01600004900 and 01600005000.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 8th day of October 2019.

Joyce P. Barnett
GRANTOR JOYCE P. BARNETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joyce P. Barnett**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 8th day of October 2019.

Leanne J. Bender
Notary Public

My Commission Expires: May 9, 2023

LEANNE J. BENDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Joyce P. Barnett
Affiant

Subscribed and sworn before me this 8th day of October 2019.

LEANNE J. BENDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2023

Leanne J. Bender
NOTARY PUBLIC
My Commission Expires: May 9, 2023