Karen Johnson Davidson County
Batch# 318262 DEEDQC
11/22/2019 08:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191122-0120522

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Norman L Piper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0973

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Norman L. Piper and Shirley A. Piper	OWNER	Map: 38 Parcel: 58
(NAME) 3939 Glen Echo Lake Rd.	(NAME)	
(ADDRESS) Ashland City, TN 37015	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NORMAN L. PIPER AND SHIRLEY A. PIPER, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NORMAN L. PIPER AND SHIRLEY A. PIPER, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~CHEATHAM~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Legal description is attached hereto as Exhibit A and made a part hereof.

Being the same property conveyed to Norman L. Piper and Shirley A. Piper, husband and wife, by deed from Kenny Lee Trebbe and Bonnie M. Trebbe, husband and wife, of record in Book 9089, Page 350, dated September 10, 1993, Register's Office for said County.

This is improved property, known as 3939 Glen Echo Lake Rd., Ashland City, TN 37015
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever 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 our hands this 20th day of November, 2019.

Norman L. Piper

Shirley A. Piper

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 Norman L. Piper and Shirley A. Piper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of November, 2019.

My Commission Expires: 5-2-22

Notary Public

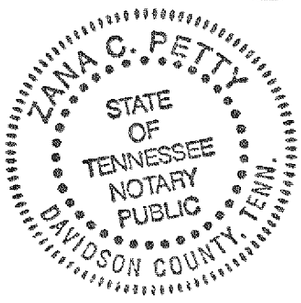


EXHIBIT A

PORTION OF NORMAN and SHIRLEY PIPER PROPERTY
3939 GLEN ECHO LAKE ROAD
ASHLAND CITY, TENNESSEE 37015
PORTION OF INSTRUMENT 00009089-0000350

Being the following described real estate situated in the First (1st) Council District of Davidson County, Tennessee, being a portion of that property which was conveyed to Norman L. Piper and wife, Shirley A. Piper from Kenny Lee Trebbe and wife, Bonnie M. Trebbe as recorded in Instrument 00009089-0000350 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar set in the east right-of-way of Eatons Creek Road, being located South 32 degrees 33 minutes East a distance of 78.3 feet from the centerline intersection of Eatons Creek Road and Little Marrowbone Road, said point being the northwest corner of Eaton Creek Farm LP (Instr. 00008829-0000908) and the southwest corner of the property described herein; thence leaving Eaton Creek Farm LP and running with said right-of-way North 13 degrees 30 minutes 46 seconds West for a distance of 132.35 feet to a point in a curve to the right (Radius = 1350.00 feet, Length = 261.68 feet); thence running with said right-of-way and curve a chord bearing of North 07 degrees 21 minutes 37 seconds West for a chord distance of 261.27 feet to a 5/8-inch rebar set in the south line of Bruce Simpson (Instr. 00006782-0000906); thence leaving said right-of-way and running with the south line of Simpson for four (4) calls as follows: North 53 degrees 41 minutes 14 seconds East for a distance of 25.91 feet to a 3/4-inch iron rod found, South 84 degrees 49 minutes 08 seconds East for a distance of 136.95 feet to a 5/8-inch rebar set, North 21 degrees 13 minutes 14 seconds East for a distance of 255.30 feet to a 1/2-inch rebar found, North 24 degrees 12 minutes 21 seconds West for a distance of 159.13 feet to a 5/8-inch rebar set in the south line of Jayne Workman (Instr. 20051110-0136286); thence leaving Simpson and running with the south line Workman South 85 degrees 24 minutes 20 seconds East for a distance of 584.68 feet to a 5/8-inch rebar set, being the southeast corner of Workman; thence running with the east lines of Workman and Adam Stenberg (Instr. 20160516-0048282) North 08 degrees 50 minutes 40 seconds East for a distance of 344.13 feet to a 10-inch hickory in a fence, being the northeast corner of Stenberg and the southeast corner of Tana Comer (Instr. 20000925-0094837); thence leaving Stenberg and running with the east lines of Comer (Instr. 20000925-0094837 and Instr. 00011320-0000590) and a fence for three (3) calls as follows: North 10 degrees 41 minutes 17 seconds East for a distance of 134.70 feet to a 5/8-inch rebar found, North 05 degrees 56 minutes 30 seconds East for a distance of 205.76 feet to a 1-inch pipe found, North 07 degrees 10 minutes 30 seconds East for a distance of 178.19 feet to a 1-inch pipe found, being the northeast corner of Comer (Instr. 00011320-0000590) and the southeast corner of Kenneth Nuckols (Instr. 00011761-0000416); thence leaving Comer and running with the east lines of Nuckols and Allyson Griffin (Instr. 20100929-0077539) and a fence North 09 degrees 44 minutes 16 seconds East for a distance of 484.51 feet to a point in the creek, being the northeast corner of Griffin (Instr. 20100929-0077539) and the southeast corner of Allyson Griffin (Instr. 20100929-0077540); thence running with Griffin North 09 degrees 44 minutes 16 seconds East for a distance of 500.50 feet to a 1/2-inch rebar found, being the northeast corner of Griffin, also being the southwest corner of James Ladieu (Instr. 00010817-0000500) and the northwest corner of the property described herein; thence leaving Griffin and running with the south line of Ladieu South 81 degrees 33 minutes 45 seconds East for a distance of 833.36 feet to a 5/8-inch rebar found, being the southeast corner of Ladieu and the southwest corner of Emmett Lankford (Instr. 00002902-0000557); thence leaving Ladieu and running with the south line of Lankford North 85 degrees 03 minutes 30 seconds East for a distance of 111.00 feet to a 5/8-inch rebar found, being the northwest corner of David Durocher (Instr. 20121011-0093405) and the northeast corner of the property described herein; thence leaving Lankford and running with the west line of Durocher and Eaton Creek Farm LP (Instr. 00008829-0000908) South 03 degrees 41 minutes 33 seconds West for a distance of 2651.80 feet to a 5/8-inch rebar set, being the southeast corner of the property described herein; thence running with the north line of Eaton Creek Farm LP North 83 degrees 46 minutes 43 seconds West for a distance of 530.19 feet to a Mag Nail set in the center of a creek, being the southeast corner of Terry Arthur (Instr. 20010314-0024452); thence leaving Eaton Creek Farm LP and running with the east line of Arthur and the center of said creek for nine (9) calls as follows: North 21 degrees 52 minutes 15 seconds West for a distance of 46.02 feet, North 11 degrees 11 minutes 13 seconds West for a distance of 222.53 feet, North 03 degrees 45 minutes 50 seconds East for a distance of 152.76 feet, North 14 degrees 56 minutes 57 seconds East for a distance of 74.67 feet, North 29 degrees 29 minutes 51 seconds East for a distance of 96.43 feet, North 37 degrees 50 minutes 08 seconds East for a distance of 50.77 feet, North 51 degrees 32 minutes 35 seconds East for a distance of 66.76 feet to a Mag Nail set in the intersection of two creeks, North 29 degrees 11 minutes 23 seconds West for a distance of 418.34 feet, North 10 degrees 47 minutes 56 seconds West for a distance of 48.17 feet to a Mag Nail set in the center of the creek approximately 8.7 feet from the south edge of a concrete bridge, being the northernmost corner of Arthur; thence leaving said creek and running with the north line of Arthur and the south edge of Glen Echo Lake Road (private) for seven (7) calls as follows: South 71 degrees 33 minutes 40 seconds West for a distance of 40.08 feet, North 89 degrees 37 minutes 27 seconds West for a distance of 54.29 feet, South 68 degrees 17 minutes 38 seconds West for a distance of 37.81 feet, South 46 degrees 02 minutes 48 seconds West for a distance of 93.98 feet to a 5/8-inch rebar set, South 48 degrees 15 minutes 46 seconds West for a distance of 300.00 feet to a 1/2-inch rebar found, South 48 degrees 15 minutes 46 seconds West for a distance of 100.00 feet, South 35 degrees 15 minutes 47 seconds West for a distance of 100.00 feet to an axle found, being the westernmost corner of Arthur and the northwest corner of Alton Whittemore (Instr. 00005206-0000801); thence leaving Arthur and running with the west, south, and then

east lines of Whittemore for three (3) calls as follows: South 23 degrees 18 minutes 39 seconds West for a distance of 224.60 feet to a 1-inch pipe found, South 59 degrees 03 minutes 21 seconds East 251.97 feet to a 5/8-inch rebar set, North 23 degrees 26 minutes 24 seconds East 233.16 feet to a 5/8-inch rebar set, being the northeast corner of Whittemore and a corner of Terry Arthur (Instr. 20010314-0024452); thence leaving Whittemore and running with the west line of Arthur for four (4) calls as follows: North 32 degrees 32 minutes 39 seconds East for a distance of 47.84 feet to a 5/8-inch rebar set, North 44 degrees 59 minutes 30 seconds East for a distance of 71.53 feet to a 1/2-inch rebar found, South 42 degrees 31 minutes 10 seconds East for a distance of 122.50 feet to a 1/2-inch rebar found, South 19 degrees 10 minutes 08 seconds West for a distance of 465.48 feet to a 5/8-inch iron rod found in the north line of Eaton Creek Farm LP (Instr. 00008829-0000908), being the southwest corner of Arthur; thence leaving Arthur and running with the north line of Eaton Creek Farm LP for two (2) calls as follows: North 82 degrees 36 minutes 56 seconds West for a distance of 720.46 feet to a 1-inch PVC at the east edge of a gravel drive, North 82 degrees 36 minutes 56 seconds West for a distance of 60.17 feet to the point of beginning and containing **64.60 Acres**, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on September 23, 2019. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

The above described property is subject to any easements, setbacks, or restrictions, shown or unshown, on deeds or plats of record pertaining to said property. Glen Echo Lake Road is shown on the recorded plat of Glen Echo Lake Property (Instr. 00000843-0000050) and is considered a private road by the Right-of-Way division of Davidson County, Tennessee.

Failure to properly record this document may adversely affect the rights and/or title to the above described property.

October 2, 2019
Ronald G. Taylor, PLS
Tennessee License Number 2123

PORTION OF NORMAN and SHIRLEY PIPER PROPERTY
LITTLE MARROWBONE ROAD
ASHLAND CITY, TENNESSEE 37015
PORTION OF INSTRUMENT 00009089-0000350

Being the following described real estate situated in the First (1st) Council District of Davidson County, Tennessee, being a portion of that property which was conveyed to Norman L. Piper and wife, Shirley A. Piper from Kenny Lee Trebbe and wife, Bonnie M. Trebbe as recorded in Instrument 00009089-0000350 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point at the intersection of the west right-of-way of Eatons Creek Road and the north right-of-way of Little Marrowbone Road, being located North 39 degrees 42 minutes West a distance of 55.5 feet from the centerline intersection of Eatons Creek Road and Little Marrowbone Road, said point being the southeast corner of the property described herein; thence leaving Eaton Creek Road and running with the north right-of-way of Little Marrowbone Road North 62 degrees 43 minutes 00 seconds West for a distance of 297.14 feet to a 5/8-inch rebar set, being the southeast corner of Bruce Simpson (Instr. 00006782-0000906) and the southwest corner of the property described herein; thence leaving said right-of-way and running with the east line of Simpson for three (3) calls as follows: North 33 degrees 11 minutes 09 seconds East for a distance of 106.31 feet to a 5/8-inch rebar set, being the northwest corner of the property described herein; North 81 degrees 00 minutes 28 seconds East for a distance of 148.05 feet to a 1/2-inch rebar found, North 81 degrees 00 minutes 28 seconds East for a distance of 24.26 feet to a point in the west right-of-way of Eaton Creek Road in a curve to the left (Radius = 1400.00 feet, Length = 254.98 feet), being the northeast corner of the property described herein; thence leaving Simpson and running with said right-of-way and curve a chord bearing of South 08 degrees 03 minutes 39 seconds East for a chord distance of 254.63 feet to the point of beginning and containing **0.84 Acres**, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on September 23, 2019. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

The above described property is subject to any easements, setbacks, or restrictions, shown or unshown, on deeds or plats of record pertaining to said property.

Failure to properly record this document may adversely affect the rights and/or title to the above described property.

October 2, 2019
Ronald G. Taylor, PLS
Tennessee License Number 2123

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.