Karen Johnson Davidson County
Batch# 320247 DEEDQC
11/26/2019 01:12:34 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191126-0122330

THIS INSTRUMENT PREPARED BY
TREADWAY LEGAL
729 CHESTNUT STREET
CHATTANOOGA, TN 37402

STATE OF TENNESSEE
COUTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0 (zero dollars.)

Kirk C. Waite

AFFIANT

Signed and sworn to before me on this 26th day of November, 2019.

Notary Public **My Commission Expires: 5/8/2023**

GREGORY E. TREADWAY NOTARY PUBLIC STATE OF TENNESSEE HAMILTON COUNTY My Commission Expires 05-08-2023

QUITCLAIM DEED

Brian Waite and Karen Stilts **5717 Greer Road** **Goodlettsville, TN 37072**	**Brian Waite** **5717 Greer Road** **Goodlettsville, TN 37072**	**023-00-0-054.00**

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kirk C. Waite, the Grantee herein,** has this day bargained and sold and does hereby transfer and convey to **Brian Waite, a married man, and Karen Stilts, a married woman,** the Grantees herein, their heirs, successors, and assigns, all his interest in certain real estate in Davidson County to be held in fee simple.

The property hereby conveyed is described as follows:

The ½ undivided interest that Kirk C. Waite now holds in the following described property.

A tract of land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 2 and 3, on the Plan of the Division of the lands of Eben L. Crocket, deceased, as of record in Book No. 161, page 74, Register's Office for said County, and all of a tract of 7.38 acres adjoining said lot No. 3, described according to a map of same, made August 15, 1925, by Erle Drake, County Surveyor, of said County, as follows:

Beginning at a Beech in G. T. Binkley's south line and S.M. Hunter's northeast corner, running thence south 7-1/2 deg. East 66.90 poles to a stone on the west margin of a road; thence with the west margin of said Road, south 54-1/2 deg. West 6.48 poles to a Persimmon tree, south 15-1/2 deg. West 10.60 poles to a

small Cedar tree, south 3-3/4 deg. East 9.82 poles to a White Walnut tree, south 10-1/2 deg. West 6.48 poles to a Beech Sapling, south 33 deg. West 14.72 poles to a Shumac, south 26 deg. West 9.88 poles to a stake, south 16- ½ deg. West 17.21 poles to an Ironwood, south 21-1/2 deg. West 13.82 poles to an Ironwood and Elm Pointer, south 36-1/2 deg. West 12.18 poles to a Walnut tree, south 57 deg. West 5.25 poles to a stone; thence leaving said Road, south 64-1/2 deg. East 9.96 poles to a stake, Beech and Persimmon Pointers; thence south 25-1/2 deg. west 12.72 poles to a stake; thence north 64-1/2 deg. west 13.33 poles to a Hedge fence; thence south 81-1/2 deg. west 8 poles to a dead Cedar tree; thence north 80-1/2 deg. west 46.60 poles to a stake two Hickory pointers; thence south 15 deg. west 27.75 poles to a stake; three Chestnut Pointers; thence south 34 deg. east 52 poles to a point in the center of said road; thence south 87-1/4 deg. east 152.75 poles to a stone 4 feet north of a Beech tree in the east line of said Lot No. 2; thence north 3-1/2 deg. east passing the northeast corner of said Lot No. 2 at 29.5 poles, in all 127.5 poles, more or less, to a corner of said lot No. 3; thence north 89 deg. west 60 poles to another corner of said lot No. 3; thence north 1-1/2 deg. east 111.50 poles , more or less, to a stake near a white oak and Beech, G.T. Binkley's southeast corner; thence with his line west 36.80 poles to the beginning, and containing, exclusive of said Road, 136.29 acres, including but excluding from the above described property is a 16 foot road along the westerly line thereof.

Being the same property conveyed to Betty Walker and Kirk C. Waite, Professional Corporation, by deed from T&W Amusement Company, of record in Book 4836, Page 436, Register's Office of Davidson County, Tennessee and by Deed of Correction of record in Book 4842, page 625, Register's Office for Davidson County, Tennessee.

Said description includes but excludes the following:

BEGINNING at a point in the center of a private road approximately 480 feet northeast of Crocker Springs Road and the southeast corner of the property herein described thence north 32 deg. 43' 0" west 837.10 feet to a corner with Krantz property to the west and Gray property to the northwest; thence north 6 deg. 0' 0" west 30.00 feet to an iron pin; thence north 15 deg. 42' 15" east 440.29 feet to an iron pin corner with the Gray property to the west and Hunter property to the north; thence sought 79 deg. 13' 0" East 768.90 feet to an iron pin; then north 82 deg. 47' 0" east 35.30 feet to an iron pin corner with Hunter to the north and Waite to the east thence sought 14 deg. 32' 0" west 265.00 feet to an iron pin; thence south 40 deg. 20' 0" west 144.00 feet to an iron pin; thence south 22 deg. 38' 0" west 160.00 feet to an iron pin; thence south 34 deg. 9' 0" west 125.00 feet to an iron pin thence south 9 deg. 33' 0" west 98 feet to an iron pin; thence south 25 deg. 39' 0" west 337.80 feet to the point of beginning and the above described tract contains 13.47 acres more or less.

Being the same property conveyed to Jimmy H. Williams, et ux, by deed from Kirk C. Waite, Professional Corporation of record in Book 5194, Page 682, Register's Office for Davidson County, Tennessee.

Betty K. Walker and Betty K. Williams are one and the same person.

Said description includes but excludes the following:

Beginning at an iron pin in the easterly margin of a private road in the northwest corner of James B. Pistol, et al, tract of record in Book 1312, Page 203, Register's Office for Davidson County, Tennessee, along the margin of said private road north 24 deg. 32' 5" east 313.08 feet to an iron pin; thence north 7 deg. 35' 6" east 78.18 feet to an iron pin; thence south 38 deg. 18' 25" East 90.97 feet to a point in the center of a creek; thence south 20 deg. 23' 11" east 113.23 feet to an iron pin in said creek; thence south 50 deg. 57' 27" west 45.47 feet to a point in said creek; thence south 15 deg. 00' 22" west 40.48 feet to a point in the center of said creek; thence south 20 deg. 56' 42" east 137.65 feet to a point in the center of said creek; said point being at the northerly line of said James B. Pistol property; thence north 87 deg. 15' 00" west 10 feet to an iron pin and continuing upon said bearing 239.84 feet along the northerly line of the said James B. Pistol property to the point of beginning; the same containing 1.06 acres more or less.

Being the same property conveyed to Jimmy H. Williams, et ux, from Kirk C. Waite, Professional Corporation, by deed or record in Book _____, Page _____ and Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kirk C. Waite and wife, Sue I. Waite by quit claim deed from Waite and Bozeman, Professional Corporation, successor-in-interest to Kirk C. Waite, Professional Corporation of record in Book 708, Page 301 Register's Office for Davidson County, Tennessee. The said Sue I. Waite having died intestate on September 5, 2006 leaving her marital interest vested solely in Kirk C. Waite.

The wife of Kirk C. Waite, Sandel Waite, joins in this conveyance to transfer any marital interest that she may have in the subject property.

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

Witness my hand the 26th day of November, 2019, the bargaining party, having caused my name to be signed hereto on said day and date.

Kirk C. Waite

Kirk C. Waite

Sandel Waite

Sandel Waite

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Gregg S. Treadway, a Notary Public in and for said County and State, Kirk C. Waite, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, TN, this the 26th day of November, 2019.

Notary My Commission Expires: 5/8/2023

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY My Commission Expires 05-08-2023

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Gregg S. Treadway, a Notary Public in and for said County and State, Sandel Waite, the within named bargainor, 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 Hendersonville, TN, this the 26th day of November, 2019.

Notary My Commission Expires: 5/8/2023

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY My Commission Expires 05-08-2023

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.