Return to:

Karen Johnson Davidson County
Batch# 342047 DEEDQC
01/13/2020 09:04:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200113-0004054

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
Suite 115, 5107 Maryland Way, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel No:
Paul Hambrick 7530 Wilkinson Road Joelton, TN 37080	Same	01500003600

QUITCLAIM DEED

For and in Consideration of the sum of one and 00/100 ($1.00) Dollar, cash in hand paid, I, Annette E. Winters and E. Wayne Winters, Heirs at Law of Anita Winters, the Grantors, have this day bargained and sold and hereby convey, remise, release and forever quitclaim to Paul Hambrick, his heirs and assigns all of Grantor's interest in and to certain real property situated in Davidson County, Tennessee, and described as follows:

See Attached Exhibit A

Being a portion of the same property conveyed to E. G. Winters and wife, Anita K. Winters by deed from J. L. Armstrong of record in book 4283 page 923 Register's Office for Davidson County, Tennessee. The said E. G. Winters having predeceased Anita K. Winters who passed on August 5, 2002. The said E. Wayne Winters and Annette E. Winters being the heirs at law of Myrtle Anita Winters aka Anita K. Winters as evidenced by the Affidavit of Heirship of record in Instrument No. 20130424-0040711 in said Register's Office.

Spouses of Grantors do not join in this conveyance. The property is unimproved and is not now nor has it ever been used as a primary residence of the parties.

This conveyance is subject to any and all limitations, restrictions, easements and encumbrances as may affect the premises.

This is unimproved property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed for the purposes herein stated by subscribing their signatures this 10th day of January, 2020.

Annette E. Winters

Annette E. Winters

E. Wayne Winters

E. Wayne Winters

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Annette. E. Winters, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of January, 2020.

NOTARY PUBLIC

My commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. Wayne Winters, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of January, 2020.

NOTARY PUBLIC

My commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $00.00.

AFFIANT

Subscribed and sworn to before me this 10th day of January 2020.

Kim Murray
NOTARY PUBLIC

My commission expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit A

PROPERTY DESCRIPTION

Property located in the 1st Councilmanic District 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: 08-20-18, File Number 2-604, as follows:

Beginning in the center of Wilkinson Road at the southwest corner of Keith Richardson Tract 1 (Book 8526, Page 349);
Thence leaving said center line with said Richardson
SOUTH 82 DEGREES 18 MINUTES 24 SECONDS EAST passing an existing iron witness rod at 25.02 feet (having a Tennessee State Plane Coordinate of N:731099.02, E:1718902.14) and continuing a total distance of 53.61 feet to a point in the creek and common corner to Paul E. Hambrick (Book 8463, Page 500, Lot 2 Hambrick Subdivision, Book 5800, Page 39);
Thence with said Hambrick SOUTH 03 DEGREES 41 MINUTES 15 SECONDS WEST a distance of 148.51 feet;
Thence SOUTH 08 DEGREES 29 MINUTES 15 SECONDS WEST a distance of 45.80 feet to the northwest corner of Paul E. Hambrick (Book 5849, Page 477, Lot 1 Hambrick Subdivision, Book 5800, Page 39);
Thence continuing with said Hambrick SOUTH 23 DEGREES 12 MINUTES 34 SECONDS EAST a distance of 175.68 feet;
Thence SOUTH 12 DEGREES 34 MINUTES 11 SECONDS WEST a distance of 229.10 feet;
Thence SOUTH 11 DEGREES 50 MINUTES 40 SECONDS EAST a distance of 212.93 feet to the northwest corner of Henry Jones (Deed Book 4606, Page 492);
Thence with said Jones SOUTH 21 DEGREES 16 MINUTES 47 SECONDS EAST a distance of 36.60 feet to a point in the north line of Carol J. Ferguson (Book 3806, Page 986);
Thence with said Ferguson and leaving said creek
NORTH 86 DEGREES 20 MINUTES 40 SECONDS WEST passing a set iron witness rod at 25.39 feet (Having a Tennessee State Plane Coordinate of N:730275.74, E:1718965.15) and continuing a total distance of 53.86 feet to the center of Wilkinson Road;
Thence with the center of Wilkinson Road
NORTH 21 DEGREES 30 MINUTES 43 SECONDS WEST a distance of 67.34 feet;
Thence with a curve turning to the right with an arc length of 232.99 feet, with a radius of 385.50 feet, with a chord bearing of NORTH 04 DEGREES 11 MINUTES 53 SECONDS WEST with a chord length of 229.46 feet,
Thence NORTH 13 DEGREES 06 MINUTES 58 SECONDS EAST a distance of 32.10 feet;
Thence with a curve turning to the left with an arc length of 145.51 feet, with a radius of 337.15 feet, with a chord bearing of NORTH 00 DEGREES 45 MINUTES 08 SECONDS EAST with a chord length of 144.38 feet,
Thence NORTH 11 DEGREES 36 MINUTES 41 SECONDS WEST a distance of 124.94 feet;
Thence with a curve turning to the right with an arc length of 165.96 feet, with a radius of 561.31 feet, with a chord bearing of NORTH 03 DEGREES 08 MINUTES 29 SECONDS WEST with a chord length of 165.35 feet;
Thence NORTH 05 DEGREES 46 MINUTES 07 SECONDS EAST a distance of 70.57 feet to the point of beginning,
having an area of 46517.7 square feet, 1.07 acres

Being a portion of the property described in Deed Book 4283, Page 923, Register's Office of Davidson County, TN.