PROPERTY TAX INFORMATION:

OWNER: G.P. West
1503 Van Cleve Lane
Murfreesboro, TN 37129

Karen Johnson
Batch# 344716
01/17/2020 08:30:09 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20200117-0006156

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

SANDRA Y. TRAIL, Attorney
Trail, Coleman & Stearns, PLLC
107 North Maple Street
Murfreesboro, TN 37130

From Information Furnished by the Parties.

Parcel I.D. 038 000 015.00 & 038 000 014.00
(4271 Little Marrowbone Rd. & Little Marrowbone Rd., Joelton)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, MARGUERITE ANN WEST (a/k/a Marguerite West) has this day bargained and sold and does hereby transfer, convey and quitclaim unto G.P. WEST, his heirs and assigns, forever, all her right, title and interest in and to that certain tract or parcel of real estate located in Davidson County, Tennessee and being more particularly described as follows, to-wit:

> Property lying in the northwestern portion of Davidson County, Tennessee and bounded on the north by Little Marrowbone Creek Road and by a parcel belonging to G.P. West of record in Deed Book 4206, Page 625, also on the north by property belonging to Keith Fosbinder of record in Deed Book 7547, Page 215; on the east and south by property belonging to Metropolitan Nashville Government (Beaman Park) of record in Deed Book 5295, Page 447; on the west by property belonging to Diane (Sanders) Brown of record in Deed Book 200012280126710 and 20030828-125273 and more specifically described as follows:
>
> Commencing on a PK Nail in the center line of Little Marrowbone Creek Road approximately 1,800' west of where Little Marrowbone Creek Road crosses Little Marrowbone Creek; thence leaving the center of said road S-15° 11' 37"-E, to an iron pin set 25.52' off the center line of said road, the point of beginning of the herein described tract, thence S-15° 11' 37"-E, 240.99' through an iron pin set on the north bank of Little Marrowbone Creek and continuing an additional 30.00' to a point in the center of said creek for a total distance of 270.99'; thence with the center of said creek N-64° 07' 06"-E, 688.21' to a point in the center of said creek and being N-6° 16' 30"-W, 17.15' from a witness pin set on the south bank of said creek; thence continuing with the center of the creek N-83° 36' 10"-E, 198.00' to a point; thence S-78° 23' 51"-E, 231.00' to a point and being S-5° 12' 31"-W, 60.14' from a witness pin set on the south bank of said creek; thence N-75°02' 25"-E, 623.62' to a point in the center of said creek; thence S-5° 20' 20"-W, passing through a pin set on the south bank of said creek at a fence corner post and continuing with a fence an additional 1,226.38' for a total of 1,267.73' to an existing pipe by a stump in the fence; thence S-38° 24' 11"-W, 518.46' to a pin in the fence; thence S-33° 07' 39"-W, 191.43' to a pin set at a fence corner; thence S-21° 47' 38"-E, generally with the fence line 977.65' to an existing ½ inch pipe near the fence corner; thence S-63° 34' 52"-W, 557.16' to an existing ½ " pipe in the fence; thence N-83° 41' 07"-W, 611.99' to an existing ½ " iron pipe on the west bank of a small branch; thence with the center line of said branch the following nine (9) calls: N-41° 34' 55"-W, 67.23' to a point; thence N-2° 21' 36"-E, 170.10' to a point; thence N-23° 02' 05"-W, 61.52' to a point; thence N-6° 00' 35"-W, 175.50' to a point; thence N-18° 01' 32"-W, 113.71' to a point; thence N-28° 31' 18"-W, 103.55' to a point; thence N-39° 04' 54"-W, 92.89' to a point; thence N-13° 39' 01"-E, 108.81' to a point; thence N-39° 16' 05"-W, 250.60' to an iron pin by a 12" maple; thence leaving the branch with a fence N-67° 30' 46"-E, 120.11' to an iron pin set at a fence corner; thence N-14° 42' 16"-W with the fence, 424.81' to an iron pin set at a fence corner; thence N-65° 17' 38"-W, 146.06' to a steel fence post on the east bank of a creek at the point where the road bridge crosses the creek; thence with the east margin (edge) of a gravel access road approximately 15' in width N-

5° 28' 37"-W, 97.74' to a railroad spike driven in the east edge or ditch line of said road; thence N-10° 03' 52"-W, 134.57' to a railroad spike in the east edge or ditch of said road; thence N-6° 38' 46"-W, 167.33' to a railroad spike driven in the edge of said road; thence N-12° 35'51"-W, 136.65' to a railroad spike driven in the east edge of said road; thence N-24° 31' 59"-W, 167.88' to a railroad spike on the east edge of said road; thence N-14° 18'41"-W, 94.76' to an iron pin set on the east margin of said access road; thence N-15° 50' 42"-E, 18.41' to an iron pin set 20' south of the southwest corner of a brick garage; thence N-86° 08' 03"-E, 40.85' to an iron pin set approximately 28.38' southeast of the southeast corner of said garage; thence N-3° 41' 18"-W, 69.43' to an iron pin set; thence N-39° 27' 00"-W, 45.31' to an existing iron pin found by a steel fence post; thence N-3° 44' 56"-E, 94.13' to an iron pin on the east margin of the access road near the south headwall of the bridge crossing Little Marrowbone Creek; thence continuing with the east edge or margin of said road across the creek, N-25° 21' 32"-E, 163.86' to a corner fence post on the south margin of Little Marrowbone Creek Road; thence with the south margin of said road N-66° 56' 28"-E, 145.05' to an iron pin on the south margin of said road, the point of beginning and containing 89.059 acres, more or less according to a survey by Galyon W. Northcutt, Tennessee RLS #1529 dated March 21, 2002 and revised October 5, 2005.

Property lying in the northwestern portion of Davidson County, Tennessee and bounded on the north and west by property belonging to Diane (Sanders) Brown of record in Deed Book 20012280126710 and 20030828-125273, on the east by property belonging to G.P. West of record in Deed Book 4275, Page 1, on the south by property belonging to Metropolitan Nashville Government (Beaman Park) of record in Deed Book 5295, Page 447 and more specifically described as follows:

Commencing at a ½" pipe found on the west bank of a small branch; thence with the center line of said branch the following nine (9) calls: N-41° 34' 55"-W, 67.23' to a point; thence N-02° 21' 36"-E, 170.1' to a point; thence N-23° 02' 05"-W, 61.52' to a point; thence N-06° 00' 35"-W, 175.5' to a point; thence N-18° 01' 32"-W, 113.71' to a point; thence N-28° 31' 18"-W,103.55' to a point; thence N-39° 04' 54"-W, 92.89' to a point; thence N-13° 39' 01"-E, 108.81' to a point; thence N-39° 16' 05"-W, 250.6' to an iron pin set by a 12" maple; thence N-21° 36' 38"-W, 235.36' to an iron pin set; thence S-19° 35' 43"-W, 913.16' to a point; thence S-16° 44' 53"-W, 552.21' to a point; thence N-80° 45'05"-E, 920.20' to the point of beginning, containing 15.146 acres, more or less according to a survey by Galyon W. Northcutt, Tennessee RLS #1529, dated March 2, 2002 and revised October 5, 2005.

Notwithstanding anything to the contrary herein, except as provided in that certain Easement between Grantor and Grantee of even date of prior deed of record and of record under Instrument 20051220-0152540, Register's Office of Davidson County, Tennessee, Grantee shall have no interest in the access road located on Grantor's property.

Being the same property conveyed to G.P. West and wife, Marguerite West (a/k/a Marguerite Ann West), by deed from James E. Brown and wife, Diane R. Brown, and being of record under Instrument 20051220-0152668 in the Register's Office of Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR 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.

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

This conveyance is made pursuant to the provisions of Section 66-1-110, Tennessee Code Annotated, and for the express purpose of terminating a tenancy by the entirety in and to the above described properties, so that title to said properties is hereby vested solely in G.P. WEST.

WITNESS MY HAND this 15th day of January, ~~2019~~ 2020.

Marguerite Ann West by GP West
MARGUERITE ANN WEST (a/k/a Marguerite West)
By: G. P. West, Attorney-in-Fact

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 15th day of January 2020, before me personally appeared G.P. WEST, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as the free act and deed of MARGUERITE ANN WEST (a/k/a Marguerite West), by virtue of a Durable Power of Attorney duly executed by the said MARGUERITE ANN WEST (a/k/a Marguerite West) filed of record in Book 2019-515, page 0045862, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

DEBBIE WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Debbie Williams
Notary Public
My Commission Expires: 1/18/2022

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is NONE.

GP West
AFFIANT

Sworn and subscribed before me, on this 15th day of January, 2020.

DEBBIE WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Debbie Williams
NOTARY PUBLIC
My Commission Expires: 1/18/2020