QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 345360 DEEDQC
01/21/2020 08:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200121-0006735

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY of January, 2020.

Notary Public
MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

TORRAW O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edwin T. Wheatley, Sr.	SAME AS NEW OWNER	039-00-0-077.00
(NAME) 5070 Clarksville Highway	(NAME)	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Quenda L. Wheatley, an unmarried woman,** hereinafter called the Grantor(s), has quitclaimed **Edward T. Wheatley, Sr., an unmarried man**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Tract I
Land in the 14th Civil District of Davidson County, Tennessee, known as follows:

Being part of Lot No. 3 on the Plan of the J.M. Mayo Lands, as of record in Book 35, Page 98, Register's Office for said County, described according to a survey made by H. Gee, January 18, 1961, as follows:

Beginning at a point in the center of Clarksville Highway at the southwest corner of the property conveyed to Ruth Lish and husband by deed from J. F. Hazlewood and wife, of record in Book 1555, Page 289, said Register's Office; thence with said Lish's line North 72 degrees East 115.5 feet North 35 degrees 45 minutes East 130 feet and North 26 degrees 20 minutes East 115.5 feet to an iron pin: thence South 15 degrees 25 minutes East 299.7 feet to an iron pin; thence South 62 degrees 35 minutes West 260 feet to the center of said Highway: thence the same North 27 degrees 41 minutes West 185.1 feet to the beginning.

Being the same property conveyed to EDWIN T. WHEATLEY, by deed from LOUISE CHESTER, LINDA FERTITTA, LORENA HURT FUQUA, CARMEN JONES AND RICK HAZELWOOD, SOLE HEIRS OF ELIZABETH CANDACE HAZLEWOOD AND WILLIE MAI HAZLEWOOD, of record in Instrument No. 20030904-0128559, dated April 17, 2003, said Register's Office.

Tract II
Lying in Davidson County, Tennessee, and being described according to a boundary survey by Hart-Freeland-Roberts, Inc., Job No. 2000115, dated May 5, 2000, and being more particularly described as follows:

BEGINNING at an iron pin set in the Easterly right-of-way of Clarksville Pike, (US 41A) at the Northeasterly corner of the Robert E. Sellers, et ux property, record in Deed Book 9014, Page 71, and being the Southwestemmost corner of this tract; thence with said right-of-way, North 30 degrees 34 minutes 16 seconds West 257.06 feet to an iron pin found, being the Southwesternmost corner of the Elizabeth T. Hazelwood property of record in Deed Book 7894, Page 17, RODC; thence with the Southerly line of the Hazelwood Property, North 61 degrees 38 minutes 46 seconds East 261.46 feet to an iron pin set; thence North 16 degrees 23 minutes 14 seconds West 299.70 feet to a corner in common with said Hazelwood, the David B. Eidson property, of record in Deed Book 7964, Page 715, RODC, the Candance Hazelwood property of record in Deed Book

2928, Page 583, and the George Hazelwood, et ux property, of record in Deed Book 1835, Page 350, RODC; thence with the Southerly line of the said George Hazelwood property, North 24 degrees 48 minutes 39 seconds East 17.00 feet to an iron pin set; thence North 44 degrees 18 minutes 39 seconds East 175.00 feet to an iron pin set; thence North 72 degrees 03 minutes 39 seconds East 290.00 feet to an iron pin set; thence North 00 degrees 18 minutes 39 seconds East 375.05 feet to an iron pin set, further being a corner in common with said George Hazelwood property and the Joseph & Wendy Ingram property, of record in Deed Book 11428, Page 572, RODC; thence with the Southerly line of the said Ingram property, North 42 degrees 39 minutes 55 seconds East 164.56 feet to an iron pin set; thence North 37 degrees 49 minutes 55 seconds East 198.00 feet to an iron pin set; thence North 39 degrees 49 minutes 55 seconds East 165.00 feet to an iron pin set; thence North 48 degrees 49 minutes 55 seconds East 11 5.50 feet to an iron pin set; thence North 55 degrees 42 minutes 32 seconds East 520.16 feet to an iron pin set in the Westerly line of the Reece H. Thompson Trust property; of record in Deed Book 8672, Page 128, RODC; thence with said Westerly line South 43 degrees 16 minutes 56 seconds East 86.48 feet to an iron pin found; thence South 28 degrees 13 minutes 19 seconds East 379.65 feet to an iron pin found; thence South 03 degrees 17 minutes 45 seconds West 989,85 feet to an iron pin found in the Northerly line of the Reece H. Thompson Trust, of record in Deed Book 8635, Page 17, RODC; thence with the Northerly line of said Thompson Trust property, North 85 degrees 45 minutes 05 seconds West 614.20 feet to an iron pin found; thence South 07 degrees 26 minutes 49 seconds West 362.26 feet to an iron pin found, in the Northerly line of the Sarah E. Todd property, of record in Deed Book 11382, Page 466, RODC; thence with the Northerly line of said Todd property, North 85 degrees 39 minutes 27 seconds West 155.25 feet to a tree with fencing; thence South 87 degrees 47 minutes 36 seconds West 29.77 feet to an 18 inch hickory tree; thence South 62 degrees 33 minutes 26 seconds West 437.36 feet to an iron pin found, being a corner in common with the said Todd property and the aforementioned Sellers, et ux property, thence South 61 degrees 57 minutes 00 seconds West 257.37 feet to the point of beginning and containing 1,557,128 square feet or 35.747 acre, more or less.

Being the same property conveyed to EDWIN T. WHEATLEY, SR. AND WIFE, QUENDA L. WHEATLEY, by deed from CANDACE ELIZABETH HAZELWOOD, LORENA FUGUA, LOUISE CHESTER, RICKY HAZELWOOD, LINDA FERTITTA, CARMEN JONES AND LOUISE HAZELWOOD, THE ONLY HEIRS-AT-LAW J.F. HAZELWOOD, DECEASED AND WILLIE MAE HAZELWOOD, DECEASED, of record in Instrument No. 20000515-004886, dated May 12, 2000, said Register's Office. Edwin T. Wheatley, Sr. being one in the same as Edwin T. Wheatley.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 5070 Clarksville Highway, Whites Creek, TN 37189.

Witness my hand this 14 day of Jan., 2020.

Quenda L. Wheatley

Quenda L. Wheatley

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Quenda L. Wheatley** the herein 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, this the 14 day of Jan, 2020.

Notary Public
My Commission Expires: 3-7-23

ROBERT A. MULLINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
(SEAL)
WILSON COUNTY