Karen Johnson Davidson County
Batch# 355491 DEEDQC
02/10/2020 08:12:38 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200210-0014694

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is zero ($0.00) dollars.

Affiant

Subscribed and sworn to before me on this 9th day of January 2020.

PAIGE SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-10-23

This instrument was prepared by:

A. Scott Hubbard
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Address New Owner
Elizabeth Helton
818 19th Avenue S, #1124
Nashville, Tennessee 37203

Send Tax Bills To:
NEW OWNER

Map-Parcel Numbers:
Map 112, Parcel 042.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Kyle Steffen, an unmarried man, Grantor,** for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby makes this conveyance pursuant to the terms of a divorce in the Third Circuit Court of Davidson County, Tennessee, Case No. 19D-358, and hereby conveys, remises, releases and forever quitclaims unto, **Elizabeth Helton, an unmarried woman, Grantee,** her heirs and assigns, all right, title and interest in and to the following real property and improvements located in Davidson County, Tennessee, the legal description of which is:

SEE ATTACHED EXHIBIT A

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

This instrument has been prepared based solely on the representations of the parties and without the benefit of a title search.

WITNESS MY HAND this 9 day of January, 2020

Kyle Steffen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kyle Steffen, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 9th day of January, 2020.

My Commission Expires: 11/10/23

Notary Public

PAIGE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

EXHIBIT A

TRACT 1:

Being and lying in the 9th Civil District of Davidson County, Tennessee and lying south of and adjacent to Old Charlotte Pike, being more particularly described as follows:

Beginning at a point in the center of Old Charlotte Pike; said point being the southwest corner of the tract being described, and the northwest corner of David K. Wayman etux; THENCE with center of said road, N 03°27'04" W for a distance Of 133.21' to a point; THENCE N 05°37'06" W for a distance Of 178.34' to a point; THENCE N 06°21'22" W for a distance Of 105.78' to a point; THENCE N 03°30'39" E for a distance of 127.33' to a point: THENCE N 19°26'35" E for a distance of 210.07' to a point; THENCE N 36°01'05" E for a distance of 142.29' to a point; THENCE N 53°25'55" E for a distance of 136.99' to a point; THENCE N 65°41'40" E for a distance of 107.21' to a point; THENCE N 75°13'39" E for a distance of 126.51' to a point; THENCE N 83°55'58" E for a distance of 117.30' to a point; THENCE S 82°22'28" E for a distance of 78.52' to a point; THENCE S 64°19'03" E for a distance of 99.85' to a point; THENCE S 49°39'54" E for a distance of 105.62' to a point; THENCE S 43°06'50" E for a distance of 125.72' to a point; THENCE S 45°42'32" E for a distance Of 96.42' to a point; THENCE S 55°51'28" E for a distance Of 125.70' to a point in the intersection of the center of Old Charlotte Pike and center of Sears Road; THENCE with center of Old Charlotte Pike, S 65°42'59" E for a distance of 62.97' to a point; THENCE S 76°00'16" E for a distance of 66.27' to a point; THENCE S 85°44'23" E for a distance of 30.18' to a point; THENCE N 85°56'07" E for a distance of 60.85' to a point; THENCE N 76°31'27" E for a distance of 102.91' to a point; THENCE N 67°39'26" E for a distance of 73.75' to a point; THENCE N 58°13'34" E for a distance of 70.21' to a point; THENCE N 46°24'55" E for a distance Of 91.33' to a point; THENCE N 42°37'24" E for a distance of 263.88' to a Mag Nail; THENCE N 42°29'10" E for a distance of 19.65' to a point; said point being the west boundary of Emmett Evans etux; THENCE leaving said road with Evans, S 03°30'40" W, Passing an iron pin set at 39.70', in all a distance of 103.04' to an iron pin set; said iron pin set being the southwest corner of Evans; THENCE continuing with Evans, S 85°00'15" E, passing the center of a TVA line at 252.67', an iron pin found and southwest corner of Charles Hulan etux at 660.03', also passing the south boundary of Richard Hulan , the southwest corner of Georgia Fisher, and the southwest corner of Carl Ferguson, in all a distance of 3884.54' to an iron pin set; said iron pin set being the southeast corner of Ferguson, and the west boundary of Robin Jones; THENCE with Jones, S 04°09'47" W for a distance of 712.09' to a steel fence post; said steel fence post being the southwest corner of Jones, and the northwest corner of Justin King; THENCE with King, S 04°09'47" W for a distance of 793.24' to an iron pin set; said iron pin set being the eastern most southeast corner of the tract being described; THENCE with a new Weil division line, N 45°05'08" W for a distance of 80.42' to an iron pin set; THENCE S 55°58'18" W for a distance of 950.51' to an iron pin set; said iron pin set being the southern most southeast corner of the tract being described; THENCE leaving said division line with Conner, N 73°55'23" W, passing the center of a TVA line at 2186.75', and passing the eastern most northeast corner of Rebecca Dooley, in all a distance of 2561.19' to an iron pin found; THENCE N 03°40'45" E for a distance of 363.02' to an iron pin set; said iron pin set being the northern most northeast corner of Dooley; THENCE continuing with Dooley, N 85°23'58" W for a distance of 506.66' to an iron pin set; said iron pin set being the northwest corner of Dooley, and the Northeast corner of John Paul Dunn; THENCE with

Dunn, N 79°54'52" W, passing an iron pin set at 1745.20', passing the northwest corner of Dunn, and the northeast corner of David Wayman, for a distance of 1770.92' to the point of beginning and containing 191.15Acres as surveyed by Kenneth Carroll, RLS Tennessee License Number 1335, December 11, 2015.

The above tract is subject to a 575 foot TVA line easement as recorded in Deed Book 4217, Page 588, in the Register's Office for Davidson County Tennessee.

Being a portion of the same property conveyed to Kyle Steffen and Elizabeth Helton by Warranty Deed from Gary C. Weil and wife Kathleen Weil a/k/a Cathy O. Weil, of record in Instrument No. 20160112-0003059, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, and lying west of and adjacent to Deer Ridge Lane (a private drive) being more particularly described as follows:

Beginning at an iron pin found, said iron pin found being the southeast corner of Gary Weil, the southwest corner of Justin King, the northwest corner of Bohnne Jones, and the northeast corner of Thomas Connor etux; THENCE with Weil N 04 deg. 09'47" E, passing an iron pin set at 590.01 feet, in all a distance of 705.67 feet to an iron pin set on the south right of way of Deer Ridge Lane (a private drive), said iron pin set being the true point of beginning and the southwest corner of the tract being described; THENCE continuing Weil, N 04 deg. 09'47" E for a distance of 100.42 feet to an iron pin set; said iron pin set being the northwest corner of the tract being described; THENCE with a new King division line, the south right of way of Deer Ridge Lane, and a curve turning to the left with an arc length of 336.18 feet, with a radius of 336.18 feet, with a chord bearing of S 26 deg. 46'11" E, with a chord length of 317.65 feet; THENCES 63 deg. 06'11" E, for a distance of 97.66 feet; THENCE S 66 deg. 17'14" E for a distance of 102.74 feet; THENCE S 59 deg. 36'44" E for a distance of 53.38 feet to a point in the center of Heath Road; said point being the northeast corner of the tract being described; THENCE with center of said road and continuing with said division line, S 17 deg. 39'06" W for a distance of 25.63 feet to a point; said point being the southeast corner of the tract being described THENCE leaving center of said road and continuing with said division line, N 59 deg. 36'44" W for a distance of 57.58 feet; THENCE N 66 deg. 17'14" W for a distance of 101.89 feet; THENCE N 63 deg. 06'11" W for a distance of 91.89 feet; THENCE with a curve turning to the right with an arc length of 270.24 feet, with a radius of 312.59 feet, with a chord bearing of N 36 deg. 58'24"W, with a chord length of 261.90 feet to the true point of beginning and containing 0.33 acres as surveyed by Kenneth Carroll, RLS Tennessee License No. 1335, November 11, 2015.

The above tract is subject to a 50 foot ingress-egress easement for Justin King to the center of Deer Ridge Lane (a private drive), being described with centerline as follows:

Beginning at an iron pin found; said iron pin found being the southeast corner of Gary Weil, the southwest corner of Justin King, the northwest corner of Bohnne Jones, and the northeast corner of Thomas Connor etux; THENCE with Weil, N 04 deg. 09'47" E, passing an iron pin set at

590.01 feet, in all a distance of 705.67 feet to an iron pin set on the south right of way of Deer Ridge Lane (a private drive); THENCE with south right of way of said road, and with a curve turning to the left , with an arc length of 142.41 feet with a radius of 312.59 feet, with a chord bearing of S 25 deg. 15'31" E, with a chord length of 141.19 feet to the true point of beginning; THENCE with center of easement, N 54 deg. 22'35" E for a distance of 25.00 feet to a point in the center of Deed Ridge Lane (a private drive).

TRACT 3:

Land in Davidson County, Tennessee, and lying west of and adjacent to Deer Ridge Lane (a private drive), being more particularly described as follows:

Beginning at a steel fence post; said steel fence post being the northwest corner of Justin King, also the northwest corner of the tract being described, and the southwest corner of Robin Jones; THENCE with Jones S 85 deg. 50'13" E for a distance of 25.00 feet to a point; said point being the northeast corner of the tract being described; THENCE S 04 deg. 09'47" E for a distance of 24.96 feet to a point in the center of Deer Ridge Lane (a private drive); THENCE with center of said private drive and a new King division line, S 06 deg. 19'53" W for a distance of 85.04 feet to a point; THENCE S 07 deg. 28'43" W, for a distance of 144.49 feet to a point; THENCE S 06 deg. 25'54" W for a distance of 192.73 feet to a point; THENCE S 04 deg. 02'36" W for a distance of 173.83 feet to a point; THENCE S 02 deg. 05'29" W for a distance of 72.72 feet to a point; said point being the southeast corner of the tract being described; THENCE leaving said private drive continuing with said division line, N 85 deg. 00'15" W for a distance of 12.40 feet to an iron pin set; said iron pin set being the southwest corner of the tract being described, and the east boundary of Weil; THENCE leaving said division line with Weil, N 04 deg. 09'47" E for a distance of 692.82 feet to the point of beginning and containing 0.25 acres as surveyed by Kenneth Carroll, RLS Tennessee License No. 1335, November 11, 2015.

Tracts 2 and 3 being the same property conveyed to Kyle Steffen and Elizabeth Helton by Warranty Deed from Justin Edward King as of record in Instrument No. 20160112-0003061, Register's Office for Davidson County, Tennessee.