Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Ste 101
Brentwood, TN 37027

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

STATE OF TENNESSEE
COUNTY OF MAURY

The actual consideration or value, whichever is greater, for this transfer is $00.00.

Affiant

Subscribed and sworn to before me this 14th day of March, 2020.

Notary Public
My commission expires 08/21/2020

File No. 05-2002-67678

Address of New Owner:	Send Tax Bills to:	Tax Information:
Victoria Stephens 3215 Monthaven Park Place Hendersonville, TN 337075	SAME	011-00-0-029.00 & 011-00-0-105.00
Gregory Wood 262 Trott Road Bell Buckle TN 37020		

QUITCLAIM DEED FOR CONSOLIDATION OF PROPERTIES

For consideration, the receipt and sufficiency whereof is hereby acknowledged, and for the purpose of consolidating two (2) separate tracts of real property, the parties would state as follows:

That on January 15, 2019, the said Roger Dale Wood and Patricia Wood conveyed by Quitclaim Deed of record at Instrument No. 20190221-0015576, conveyed certain real property therein described as a 3.28 acre tract to the Victoria (Wood) Stephens [sic]. The said real property currently being designated as Map and Parcel No. 011-00-0-029.00 by the Property Assessor for Davidson County, Tennessee;

That on January 15, 2019, the said Roger Dale Wood and Patricia Wood conveyed by Quitclaim Deed of record at Instrument No. 20190221-0015577, conveyed certain real property therein described as an 8.95 acre tract to the Gregory Wood. The said real property currently being designated as Map and Parcel No. 011-00-0-105.00 by the Property Assessor for Davidson County, Tennessee;

That it is the intention of the said Victoria (Wood) Stephens and Gregory Wood that the two (2) above referenced tracts of land be consolidated into a single tract, owned jointly by both of them.

Now, in order to consolidate the above-referenced tracts, the said **Victoria Stephens and Gregory Wood** hereinafter referred to as "Grantors," by these presents, do hereby quitclaim and convey of all of their respective rights, title and interests to **Victoria Stephens and Gregory Wood**, as tenants in common, hereinafter the Grantees, in and to the following parcel of land located in Davidson County, Tennessee, to-wit:

Land situated in the 10th Civil District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to Roger D. Wood, et ux, by Raymond L. Barrett, Clerk and Master, in a deed of record which is recorded in Deed Book 5247, Page 962, Register's Office for Davidson County, Tennessee, (RODCT), and a portion of that property which was conveyed to Roger D. Wood, et ux, by Hershel Rayburn Adcock, et ux, in a deed of record which is recorded in Deed Book 5751, Page 52, RODCT, said land being more particularly described as follows, to-wit:

Beginning at an iron pin (old), in the easterly margin of Greer Road, a corner of a tract of land which belongs to Steve J. Truman, having a deed reference in Instrument Number (I.N.) 20161121-0122772, RODCT, said iron pin (old), in the easterly margin of Greer Road, a common corner of said tract of land which belongs to Steve J. Truman, and a tract of land which belongs to Donald R. Driscoll, having a deed reference I.N. 20020909-108769, RODCT, S 21°35'43" W, 88.21 feet; thence, S 19°12'16" W, 22.94 feet; thence, S 19°48'49" W, 161.13 feet, **to the point of beginning**, the northwest corner of this tract and continuing with the boundary of said tract of land which belongs to Steve J.

Karen Johnson Davidson County
Batch# 373667 DEEDQC
03/17/2020 11:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200317-0029479
20200317-0029479

Truman, as follows: S 81°32'49" E, 289.16 feet to an iron pin (old); thence, S 77°02'18" E, 681.36 feet to an iron pin (old); thence, N 44°37'27" W, 331.13 feet to an iron pin (old); thence, N 01°51'43" E, 154.06 feet to an iron pin (old), a corner of said tract of land which belongs to Steve J. Truman, in the southerly boundary of said tract of land which belongs to Don Driscoll; thence, S 84°17'12" E, 386.67 feet to an iron pin (old), disturbed, a common corner of said tract of land which belongs to Don Driscoll, and a tract of land which belongs to Betty F. White, having a deed reference in Deed Book 9704, Page 551, RODCT; thence, S 85°02'37" E, 673.56 feet to an iron pin (old), in the southerly boundary of said tract of land which belongs to Betty F. White, a corner of a tract of land which belongs to O.I.C. Lakewood Farm, having a deed reference in Deed Book 5031, Page 812, RODCT; thence with the boundary of said tract of land which belongs to O.I.C. Lakewood Farm, as follows: S 31°26'05" W, 313.63 feet to an iron pin (new); thence, S 27°32'22" W, 266.73 feet to an iron pin (old), a common corner of said tract of land which belongs to O.I.C. Lakewood Farm, and a tract of land which belongs to William D. Patton, having a deed reference in Deed Book 5075, Page 422, RODCT; thence with the boundary of said tract of land which belongs to William D. Patton, as follows: N 74°54'34" W, 296.91 feet to an iron pin (old); thence, N 82°15'38" W, 501.66 feet to an iron pin (old), a common corner of said tract of land which belongs to William D. Patton, and a tract of land which belongs to Mitzi G. Ray, having a deed reference in I.N. 20120809-0071304, RODCT; thence, N 81°13'15" W, 838.79 feet to an iron pin (new), in the easterly margin of Greer Road, a corner of said tract of land which belongs to Mitzi G. Ray; thence with the easterly margin of Greer Road, as follows: with a curve to the left, having a radius of 200.00 feet, an arc distance of 182.40 feet, and a chord bearing and distance of N 42°56'25" E, 176.14 feet; thence, N 16°48'49" E, 4.87 feet, to the point of beginning, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated May 17, 2017.

For informational purposes only, survey states the subject property contains **12.23 acres**, more or less.

50' Ingress, Egress and Utility Easement

The above described tract of land is served by a 50' Ingress, Egress and Utility easement of record in I.N. 20161121-0122772, RODCT, and described, as follows:

Beginning at a point in the easterly margin of Greer Road, said point being located from an iron pin (old), in the easterly margin of Greer Road, a corner of a tract of land which belongs to Donald R. Driscoll, having a deed reference Instrument No. 20020909-0108769, RODCT, S 21°35'43" W, 88.21 feet; thence, S 19°12'16" W, 22.94 feet; thence, S 16°48'49" W, 135.86 feet, **to the point of beginning**, the northwest corner of this easement, and continuing with a new line, as follows: S 81°32'49" E. 286.47 feet; thence, S 77°02'18" E 57.22 feet; thence, N 33°05'10" E 78.25 feet; thence, N 52°40'41" E 85.76 feet; thence, N 85°35'49" E 73.18 feet; thence, S 60°16'14" E 122.71 feet; thence, S 69°42'02" E 149.80 feet; thence, S 44°37'27" E, 245.78 feet to an iron pin (new); thence, N 77°02'18" W, 93.28 feet; thence N 44°37'27" W, 155.92 feet; thence, N 69°42'02" W, 142.81 feet; thence, N 60°16'14" W, 111.48 feet; thence, S 85°35'49" W, 43.06 feet; thence, S 52°40'41" W, 62.35 feet; thence, S 33°05'10" W, 104.55 feet; thence, N 77°02'18" W, 90.18 feet; thence, N 81°32'49" W, 292.92 feet to a point in the easterly margin of Greer Road; thence with the easterly margin of Greer Road, as follows: with a curve to the left, having a radius of 200.00 feet, an arc distance of 20.59 feet, and a chord bearing and distance of N 19°45'49" E, 20.58 feet; thence, N 16°48'49" E, 30.14 feet, to the point of beginning, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated September 26, 2016.

For informational purposes only: survey states the 50' Ingress, Egress and Utility Easement contains **1.21 acres**, more or less.

The above-described property being composed of the same property conveyed to Victoria (Wood) Stephens [sic] by Quitclaim Deed from Roger Dale Wood and Patricia Wood, dated January 15, 2019, and placed of record February 21, 2019 at Instrument No. 20190221-0015576, Register's office for Davidson County, Tennessee, and the same property conveyed to Gregory Wood by Quitclaim Deed from Roger Dale Wood and Patricia Wood, dated January 15, 2019, and placed of record February 21, 2019 at Instrument No. 20190221-0015577, said Register's Office.

This is improved property located on Greer Road, Goodlettsville, TN 37122.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness my hands this 13th day of March, 2020.

Victoria Stephens

Gregory Wood

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Victoria Stephens**, the bargainor, with whom I am personally acquainted, and who acknowledged she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Hendersonville, TN, this 13th day of March, 2020.

Notary Public

My commission expires: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Gregory Wood**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Davidson, TN, this 14th day of March, 2020.

Notary Public

My commission expires: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

True Copy Certification

I, Krystal Schuster, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Krystal Schuster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/21/2022

