Karen Johnson Davidson County
Batch# 426425 DEEDQC
06/26/2020 07:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200626-0069039

Prepared from information submitted by the parties without opinion of title or survey by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL #**
Kelly B. Gupton 8194 Jackman Rd. Joelton, Tennessee 37080	Same as new owner	P/O Map 5 Parcel 006.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that for the purpose of better and more accurately describing and segregating certain Tracts out of our land pursuant to the new survey cited hereinbelow in order that they might be assigned separate tax parcel numbers and be more readily able to be conveyed, improved or encumbered separately from one another, we, **KELLY B. GUPTON and wife SUSAN GUPTON** quitclaim and convey to ourselves, **KELLY B. GUPTON and wife SUSAN GUPTON,** all of our right, title and interest in and to the following described lands:

SEE EXHIBIT A FOR LEGAL DESCRIPTION OF LANDS CONVEYED. THE TRACT CONVEYED HEREBY IS LABELED "TRACT 2" IN THE EXHIBIT.

Being part of the property conveyed to Kelly B. Gupton and wife Susan Gupton by Warranty Deed from Patricia Ann Sterry Kimbrell of record as Instrument 20040202-0012416, Register's Office for Davidson County, Tennessee.

Witness the signatures of the Grantors this date: 6-23-2020

Kelly B. Gupton **Susan Gupton**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Kelly B. Gupton and Susan Gupton, the bargainors, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and seal this date: 6-23-2020

Notary Public

My commission expires: MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0- .

Affiant

Sworn to and subscribed before me this date: 6-23-2020

Notary Public

My commission expires:_____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

Property Description

Tract 2

64.392 Acres

Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to Kelly B. & Susan Gupton in DB-20040202 0012416 R.O.D.C.T., more accurately described according a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 01/16/20 as follows:

Beginning at an existing iron pin in the northerly margin of Jackman Road, said pin being a common corner of James Sterry and the most southwest corner of herein described tract; Thence now leaving said margin with said Sterry N 05°08'03" E, 914.50' to an existing iron pin; Thence N 85°38'54" W, 49.96' to an existing iron pin, said pin being the northeast corner of James Sterry in DB-5378, PG 480 R.O.D.C.T., Thence with said Sterry N 84°58'00" W, 226.42' to a set iron pin, a common corner to tract 3 on the same survey; Thence now leaving said Sterry with said tract 3 for the next five calls: N 05°12'16" W, 359.97' to a set iron pin; Thence S 82°18'59" E, 121.53' to a set iron pin; Thence N 01°20'31" E, 568.71' to a set iron pin; Thence N 38°08'21" W, 318.73' to a set iron pin; Thence N 75°29'20" W, 464.93' to a set iron pin, said pin being the northeast corner of tract 4 on the same survey; Thence with tract 4 for the next three call: N 78°49'56" W, 345.72' to a set iron pin; Thence S 17°07'51" W, 145.36' to a set iron pin; Thence N 84°34'07" W, 350.37' to a set iron pin in the easterly line of Hunter Industrial Services in DB- 20091116 0105575 R.O.D.C.T.; Thence with said easterly line N 05°01'29" E, 418.39' to an existing iron pin, a common corner to Jerry Carr in DB 7265, PG 376 R.O.D.C.T.; Thence with said Carr N 05°00'46" E, 633.59' to a large tree in a fence corner in the line of Cathy Sewell in DB- 20070924 0113513 R.O.D.C.T.; Thence now leaving said Carr with said Sewell and generally with a fence S 85°04'42" E, 1649.13' to a point in the center of a creek, marked by a witness pin old on the westerly bank; Thence with said meanders of said creek for the next nineteen calls: S 22°25'38" E, 136.30'; Thence S 00°49'14" E, 132.38'; Thence S 18°31'09" W, 56.66'; Thence S 02°49'17" W, 33.30'; Thence S 14°33'34" E, 56.10'; Thence S 03°53'37" E, 141.67'; Thence S 33°46'19" E, 47.32'; Thence S 65°14'30" E, 24.90'; Thence N 79°16'45" E, 19.62'; Thence S 51°32'20" E, 55.36'; Thence S 18°25'15" E, 20.39'; Thence S 40°38'39" W, 70.27'; Thence S 47°31'07" E, 30.05'; Thence S 26°23'19" E, 62.28'; Thence S 36°57'56" W, 23.37'; Thence S 50°26'22" W, 47.34'; Thence S 17°23'53" E, 52.45'; Thence S 50°09'56" E, 40.50'; Thence S 74°56'20" E, 88.87' to a 40" elm tree; Thence S 20°36'41" E, 462.03' to a set iron pin, a common corner to tract one on the same survey; Thence with said tract one for the next six calls: S 16°42'21" W, 709.23' to a set iron pin; Thence S 32°54'36" W, 465.00' to a set iron pin; Thence S 05°59'31" E, 201.76' to a set iron pin; Thence S 47°44'47" W, 122.38' to a set iron pin; Thence S 02°51'24" W, 158.66' to a set iron pin; Thence S 08°32'27" E, 177.83' to a set iron pin in the northerly margin of Jackman Road; Thence with said margin 183.34' to the point of beginning containing 64.392 acres.

CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson, 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.

Theresa C Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires 7/9/2022.

