Karen Johnson Davidson County
Batch# 493980 DEEDQC
10/12/2020 02:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201012-0118357

THIS INSTRUMENT PREPARED BY:
Douglas S. Hale, Attorney
HALE AND HALE, PLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Donna Choate Howell 8163 Old Charlotte Pike Nashville, Tennessee 37209	(SAME)	Map 113 P/O Parcel 53

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration), I, **EMILY SUE CHOATE**, by these presents do hereby quitclaim and convey unto **DONNA CHOATE HOWELL**, her heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee:

FOR COMPLETE LEGAL DESCRIPTION OF THE REAL PROPERTY CONVEYED BY THIS QUITCLAIM DEED SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED HEREIN BY REFERNCE, AS IF SET FORTH VERBATIM HEREIN.

Being part of same property conveyed to Donald W. Choate and wife, Emily Sue Choate by Installment Deed of record in Book 2740, Page 60, Register's Office for Davidson County, Tennessee, part of the same property Donald W. Choate and wife, Emily S. Choate by Warranty Deed of record in Book 3938, Page 560, said Register's Office and part of the same property Donald W. Choate and wife, Emily S. Choate by Quitclaim Deed of record in Instrument No. 199912290308251, said Register's Office. The said Donald W. Choate having died on September 11, 2011and the subject real property having vested in its entirety in Emily Sue Choate as surviving tenant by the entirety.

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

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

This is improved property containing 11.56 acres, more or less, and known as 8163 Old Charlotte Pike, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 12 day of October, 2020.

Emily Sue Choate

Emily Sue Choate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Emily Sue Choate**, the 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 12th day of October, 2020.

LaRhonda H. Maxey

Notary Public

My Commission Expires: 11-23-2020

LARHONDA H. MAXEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is -0- ($0.00) DOLLARS.

Emily Sue Choate

Affiant

Sworn to and subscribed before me, this 12th day of October, 2020.

LaRhonda H. Maxey

Notary Public

My commission expires: 11-23-2020

LARHONDA H. MAXEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A
(Page 1 of 2)

Parcel 1

A tract of land in the 8th and 9th Civil Districts of Davidson County Tennessee, described as follows:

Beginning at a chestnut oak with white oak pointer in Jordan's line and the northeast corner of Craddock land; thence north 2° east 23 poles to center of Charlotte Road, sourwood tree on south side of said road; thence south 42° west 14 poles to a stake, chestnut oak pointer, south 71° west 14 poles to a small black walnut in Craddock's line; thence south 70° east 26-3/4 poles to the beginning, containing 1-3/4 acres, more or less.

Being the same property conveyed to Donald W. Choate and wife, Emily Sue Choate, by Installment Deed from George M. Stansberry and wife, Elizabeth Evans Stansberry, of record in Book 2740, page 56, Register's Office for Davidson County, Tennessee, the said Donald W. Choate having since died, and his interest in said property having vested in Emily Sue Choate, as the surviving tenant by the entirety.

Parcel 2

A parcel of land in the 9th Civil District of said Davidson County, Tennessee, on south side of Old Charlotte Pike, being a portion of a tract of record in Book 2575, page 361, Register's Office for said County, surveyed in September 1965 by S.H. Hutchison, and described as follows:

Beginning at a corner fence post in Arther Lee Williams west line, same being H.M. Craddock's northeast corner and D.W. Choate's southeast corner; thence with Arther Lee Williams west line, south 3° 15' west 1272 feet, more or less, to a stake at a Poplar stump, H.M. Craddock's corner in Albert Lee Jennett's line, Red Bud pointers; thence with the Jennett line, north 88° west 66 feet to a stake in said line, on east margin of a Branch; thence a new line as follows:

north 24° west 102.5 feet to a Willow tree on easterly edge of Branch; north 18° 30' west 88 feet to a small Persimmon tree, Elm pointer; north 22° west 138 feet to a Willow tree on westerly edge of Branch; north 38° 30' west 143 feet to a Poplar on southwesterly edge of Branch, Elm pointer; north 57° west 107 feet to a Poplar on west edge of Branch, Elm and Maple pointers; north 4° 30' east 128 feet to a White Oak tree; north 2° east 117 feet to a small Sour Wood, Sour Wood pointer; north 3° 45' east 412 feet to a White Oak; north 9° 30' east 117 feet to a Dog Wood; north 36° 30' west 122 feet to a large Hickory tree; the southeast corner of Roy Scott's 3.24 acre lot; thence with same, north 17° east 132 feet to a point on shoulder of the Old Charlotte Road, Small Poplar tree in line on Margin of road; thence south 48° east 23.5 feet to a Black Walnut tree on south side of road, same being the westerly corner of the D.W. Choate 1.75 acre lot; thence with his line, south 69° east 452 feet to point of beginning, containing 10.45 acres, more or less.

Being the same property conveyed to Donald W. Choate and wife, Emily S. Choate, by Warranty Deed from Harry M. Craddock, Sr. and wife, Emma Pauline Craddock, of record in Book 3938, page 560, Register's Office for Davidson County, Tennessee, the said Donald W. Choate having since died, and his interest in said property having vested in Emily Sue Choate, as the surviving tenant by the entirety.

E S C

Parcel 3

Being a tract of land as shown on Property Map 113, Assessor's Office and lying off Old Charlotte Pike in Davidson County, Nashville, Tennessee. Being an irregular triangle piece of property whose purpose is to set to agreement an overlap between John P. Green and Donald W. Choate in favor of Donald W. Choate described as follows:

Beginning at a 6" dogwood located S 30 deg. 05' 04" E 120.47' from a 20" hickory, the northwest corner of Joel L. Plunkett (ref. Deed Book 4254, Page 453, R.O.D.C.) and being a common corner of John P. Green (ref. Deed Book 9610, Page 635, R.O.D.C.) and Donald W. Choate (ref. Deed Book 3938, Page 560, R.O.D.C.) thence with Green's line S 20 deg. 45' 46" E 83.41' to a 30" white oak; thence continuing with Green and also with a second Green tract (ref. Deed Book 9610, Page 635, R.O.D.C.) S 17 deg. 13' 52" W 459.45' to a 3" sourwood a common corner with Choate; thence leaving Green and with Choate's east line and an agreed line N 10 deg. 24' 31" E 413.20' to an iron pin set in a stump; thence N 16 deg. 06' 16" E 114.93' to the point of beginning, containing 0.32 acres, more or less, according to a survey by Randolph L. Chapdelaine, R.L.S. #1444, 7111-B Sweetgum Road, Fairview, Tennessee 37062 and dated November 30, 1999.

Being the same property conveyed to Donald W. Choate and wife, Emily S. Choate, by Quitclaim Deed from John P. Green and wife, Roxanne R. Green, of record in Instrument Number 199912290308251, Register's Office for Davidson County, Tennessee, the said Donald W. Choate having since died, and his interest in said property having vested in Emily Sue Choate, as the surviving tenant by the entirety.

INCLUDED IN THE ABOVE DESCRIPTIONS OF PARCELS 2 AND 3, BUT TO BE EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING:

Being a tract of land as shown on Property Map 113, Assessor's Office and lying off of Old Charlotte Pike in Davidson County, Nashville, Tennessee. Bounded in general by Joel F. Plunkett and John P. Green on the west; Donald W. Choate remainder on the east, north and south more particularly described as follows:

Beginning at a 20" hickory, the southeast corner of Joel L. Plunkett (Ref. Deed Book 4254, Page 452, R.O.D.C.) and being a common corner of John P. Green (Ref. Deed Book 11206, Page 499, R.O.D.C.) and Donald W. Choate (Ref. Deed Book 3938, Page 560, R.O.D.C.) thence leaving Green and with Plunkett's east line N 24 degrees 38' 45" E 21.00' to an iron pin set; thence leaving Plunkett and with 4 new lines S 30 degrees 05' 04" E 203.45' to an iron pin set; thence S 16 degrees 06' 16" W 75.12' to an iron pin set; thence S 10 degrees 24' 31" W 413.20' to an iron pin set; thence S 25 degrees 04' 35" W 239.47' to a 18" poplar on the west side of a branch in the aforementioned John P. Green east line, (Ref. Deed Book 9610, Page 452, R.O.D.C.); thence with Green's east line, N 11 degrees 07' 02" E 124.26' to a 15" white oak; thence N 08 degrees 23' 16" E 110.62' to a 3" sourwood; thence N 10 degrees 24' 31" E 413.20' to an iron pin set in a stump; thence N 16 degrees 06' 16" E 114.93' to a 3" dogwood; thence N 30 degrees 05' 04" W 120.47' to the point of beginning, containing 0.96 acres, more or less according to a survey by Randolph L. Chapdelaine, R.L.S. #1444, 7111-B Sweetgum Road, Fairview, Tennessee 37062 and dated November 30, 1999.

Being the same property conveyed to Joel F. Plunkett and wife, Linda C. Plunkett, by Warranty Deed from Donald W. Choate and wife, Emily S. Choate, of record in Instrument Number 20010627-0067982, Register's Office for Davidson County, Tennessee.

EJC

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, LaRhonda H. Maxey, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/23/2020

LaRhonda H. Maxey

