NEW OWNER:
SEND TAX BILLS TO:
Gary K. Birdwell
162 Happy Valley Road
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED
BY: Jody A. Dorris
Attorney at Law
Greenbrier, Tennessee

NO TITLE CHECK/ NO WARRANTY
No Title Examination, No Closing
Deeds Prepared from Information
Furnished by the Parties.

Tract 1:
Map 6
Parcel 41

Tract 2:
Map 6
Parcel 48

Karen Johnson Davidson County
Batch# 599626 DEEDQC
03/24/2021 03:06:52 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210324-0039045

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of consolidating the below described tracts of property into a new surveyed tract of record and making a re-conveyance to **GARY K. BIRDWELL** and wife, **THERESA H. BIRDWELL**, as tenants by the entirety.

We, **GARY K. BIRDWELL, and wife, THERESA H. BIRDWELL,** by these presents do hereby quitclaim and convey unto **JODY A. DORRIS**, Trustee, with full power to bargain, sell, and convey without joinder of any beneficiary, his successors and assigns, the following described tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Tract 1:

Beginning at an existing iron pin at a corner post, said pin being southwesterly side of Happy Valley Road and the most northeast corner of the parent parcel and the most northeast corner of herein described tract; thence with a fence for the next four calls: S 27 deg. 29 min. 00 sec. W, 144.59 feet to a corner post; thence S 03 deg. 21 min. 36 sec. W, 83.99 feet to a corner post; thence S 88 deg. 30 min. 11 sec. W, 226.09 feet to a corner post; thence S 09 deg. 43 min. 20 sec. W, 385.18 feet to a hackberry tree in said fence; thence leaving said fence with a new

line N 70 deg. 15 min. 58 sec. W, 643.94 feet to an existing iron pin thence S 81 deg. 12 min 28 sec. E, 265.52 feet to an existing iron pin; thence N 46 deg. 10 min. 02 sec. E, 249.79 feet to an existing iron pin; thence N 06 deg. 03 min. 21 sec. W 102.17 feet to an existing iron pin; thence N 49 deg. 27 min. 25 sec. E, 333.32 feet to an existing iron pin; thence S. 89 deg. 14 min. 24 sec. E, 66.23 feet to an existing iron pin in Happy Valley Road; thence, down Happy Valley Road S 42 deg. 14 min. 28 sec. E, 153.10 feet ; thence S 59 deg. 02 sec. 26 min. E, 49.50 feet to the point of beginning containing 5.129 acres, more or less, according to a survey by Tommy E. Walker, R.L.S. TN License No. 1465, dated 7/30/07.

Being the same property conveyed to GARY K. BIRDWELL and wife, THERESA H. BIRDWELL from R&A. PROPERITES, INC., by a deed of record which is recorded in Instrument Number (I.N.) 20070904-0105831, Register's Office for Davidson County, Tennessee, (RODCT).

Tract 2:

Beginning at an iron pin (new), in the westerly boundary of a tract of land which belongs to Gary K. Birdwell, having a deed reference in I.N. 20070904-0105831, RODCT, said iron pin being located from an iron pin (old) located south of the center of Happy Valley Road, (Private Access Road), the northwest corner of a second tract of land which belongs to Gary K. Birdwell, having a deed reference in I.N. 201702016-0015962, RODCT, N 59°02'26" W, 49.50 feet; thence, N 42°14'28" E, 153.10 feet; thence, N 89°14'32" W, 66.22 feet; thence, S 49°27'25" W, 292.80 feet, **to the point of beginning,** the northeast corner of this tract and continuing, with the boundary of said first mentioned tract of land which belongs to Gary K. Birdwell, as follows: S 49°27'25" W, 40.52 feet to an iron pin (new); thence, S 06°03'21" E, 102.17 feet to an iron pin (new); thence, S 46°10'02" W, 257.56 feet to an iron pin (new), in the westerly boundary of said first mentioned tract of land which belongs to Gary K. Birdwell; thence with a new line, as follows: N 22°02'24" E, 278.51 feet to an iron pin (old); thence, N 13°04'34" E, 61.92 feet to an iron pin (new); thence, S 82°04'02" E, 88.13 feet, to the point of beginning, containing **0.50 acres,** 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 August 14, 2020.

Being the same property conveyed to GARY K. BIRDWELL and wife, THERESA H. BIRDWELL from R&A. PROPERITES, INC., by a deed of record which is recorded in Instrument Number (I.N.) 20210312-0032943, Register's Office for Davidson County, Tennessee, (RODCT).

And now, I, the said **JODY A. DORRIS**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **GARY K. BIRDWELL** and wife, **THERESA H. BIRDWELL**, as tenants by the entirety, survivor and assigns, the same property hereinabove described, to-wit:

Combined Property:

Beginning at an iron pin (old), in on the southerly side of the center of Happy Valley Road, the northwest corner of a tract of land which belongs to Gary K. Birdwell, having a deed reference in I.N. 201702016-0015962, RODCT, the northeast corner of this tract and continuing with the boundary of said tract of land which belongs to Gary K. Birdwell, as follows: S 27°29'00" W, 144.59 feet to an iron pin (new); thence, S 03°21'36" W, 83.99 feet to a fence post (old); thence, S 88°30'11" W, 226.09 feet to an iron pin (new); thence, S 09°43'20" W, passing a common corner of said tract of land which belongs to Gary K. Birdwell, and a tract of land which belongs to Ron Wall, having a deed reference in Deed Book 8073, Page 498, RODCT, and continuing on in all, 385.18 feet to a 12 inch hackberry tree, a common corner of said tract of land which belongs to Ron Wall, and a tract of land which belongs to R&A Properties, inc., having a deed reference in I.N. 2000630-0065316, RODCT; thence, N 70°14'22" W, 643.60 feet to an iron pin (old), a corner of said tract of land which belongs to R&A Properties, Inc.; thence with a new line, S 81°09'30" E, 265.13 feet to an iron pin (new); thence, N 46°10'02" E, 92.23 feet to an iron pin (new); thence, N 22°02'24" E, 278.51 feet to an iron pin (old); thence, N 13°04'20" E, 61.92 feet to an iron pin (new); thence, S 82°04'02" E, 88.13 feet to an iron pin (new); thence, N 49°27'25" E, 292.80 feet to an iron pin (old); thence, S 89°14'32" E, 66.22 feet to a rail road spike (new), in the center of Happy Valley Road; thence with said road, as follows: S 42°14'28" E, 153.10 feet to an iron pin (new), south of the center of said road; thence, S 59°02'26" E, 49.50 feet, to the point of beginning, containing **5.63 acres**, 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 August 14, 2020.

Being the same property conveyed to GARY K. BIRDWELL and wife, THERESA H. BIRDWELL from R&A. PROPERITES, INC., by a deed of record which is recorded in Instrument Number (I.N.) 20070904-0105831, Register's Office for Davidson County, Tennessee, (RODCT) and the same property conveyed to GARY K. BIRDWELL and wife, THERESA H. BIRDWELL from R&A. PROPERITES, INC., by a deed of record which is recorded in Instrument Number (I.N.) 20210312-0032943, Register's Office for Davidson County, Tennessee, (RODCT).

IN WITNESS WHEREOF, the parties have hereunto set their signatures on the dates indicated in the notary acknowledgments below.

GARY K. BIRDWELL

THERESA H. BIRDWELL

JODY A. DORRIS, Trustee

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARY K. BIRDWELL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 8th day of March, 2021.

NOTARY PUBLIC

DENA A. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 7/24/24

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THERESA H. BIRDWELL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 8th day of March, 2021.

NOTARY PUBLIC

DENA A. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 7/24/24

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JODY A. DORRIS, Trustee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument, in his capacity as Trustee, for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 8th day of March, 2021.

DENA A. ELLIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7/24/24

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual value or consideration, whichever is greater, for the transfer is $ [illegible]

AFFIANT

Subscribed and sworn to before me this 8th day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 7/24/24

DENA A. ELLIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY