Prepared by:
Susan T. Jones, Esq.
LAW OFFICE OF SUSAN T. JONES
P.O. Box 281701
Nashville, TN 37228

Karen Johnson Davidson County
Batch# 635832 DEEDQC
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Fees: $22.00 Taxes: $0.00
20210513-0064884

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, David L. Lawrence ("Grantor"), a single man, who owns a fifty percent (50%) undivided interest in a certain tract of land [16400009500] at 3742 Pin Hook Road, Davidson County, Antioch, Tennessee, as hereinafter further described, hereby sell(s), remise(s), convey(s), and quit claim(s) unto **Samuel L. Walker, Patricia A. Davis, Bruce Lawrence, Sherrie Lawrence, Loleta Lawrence, Ottavia Smith, and Tonya Lawrence Dable** ("Grantees") as tenants in common. David L. Lawrence retains in himself a life estate for his lifetime, all of his rights, title, and interests in the following described real property, to wit:

SEE ATTACHED EXHIBIT A

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Deed of record at Instrument Number 20010816-0088396 in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 15 day of April, 2021.

X David L. Lawrence
David L. Lawrence

JOHN H THOMPSON JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **David L. Lawrence**, with whom I am personally acquainted, and who acknowledge that he executed the within instrument for the purposes therein contained.

The actual consideration for this transfer is $0.

X David L. Lawrence
Affiant

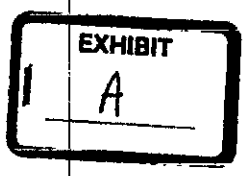
WITNESS my hand and official seal at office this 15th day of April, 2021.

John H Thompson Jr
NOTARY PUBLIC

MY COMMISSION EXPIRES March 07, 2023rd

PROPERTY ADDRESS:	3742 Pin Hook Road, Antioch, TN
TAX PARCEL NO.	164 00 0 095.00
PROPERTY OWNER:	PATTON, IDELLA(LE) & WILLIAM,JR & EDWARD, SR ET AL
OWNER'S ADDRESS:	114 Oak Park Drive, Nashville, TN 37207
MAIL TAX BILLS TO:	Owner at Owner's Address

JOHN H THOMPSON JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023



A tract of land in the 2nd formerly the 3rd Civil District of Davidson County, Tennessee, described according to a survey made April 21, 1938, by Blanchard and Parrish Surveyors, as follows:

Beginning at a stake, Hickory Pointer, in the center of the Old Pin Hook Road, the southwest corner of the Seat Lands, and running thence with the western boundary line of said Seat Lands, North 4 deg. 30' East 733 feet and North 1 deg. 45' East 902 feet to a stake and pile of rocks, the northwest corner of said lands, thence with the boundary line of F. Gray's Land North 85 deg. 30' West 727 feet to a stake and post corner, south 3 deg. 15' West 267 feet to a stake and post, elm pointer, and south 88 deg. West 692 feet to a stake in a rock pile, cedar pointers, the northeast corner of a tract of land belonging to Tune; thence South 4 deg. 05' West with the eastern boundary line of said Tune land crossing the new Pin Hook Road and the Old Pin Hook Road, in all 1362 feet to a stake in a rock pile, Cedar Pointers in T. Jarrett's line thence South 86 deg. 10' East with his northern boundary line 726 feet to a stake and Cedar Pointer and J. F. Roach's Northwest corner; thence North 86 deg. 35' East 326 feet to a stake twin post oak pointer on the northerly margin of said New Pin Hook Road, in the Old Pin Hook Road, 135 feet to a red oak, and thence continuing with the center of said Old Pin Hook Road, South 81 deg. 15' East 264 feet to the beginning, containing 50.36 acres, more or less.

Said property is shown at Parcel 95 on Map 164, Tax Assessors Office for Davidson County, Tennessee.

Being part of the same property conveyed to Catherine Taylor by deed from L. R. Campbell, an unmarried man of record in Book 794, Page 230 and conveyed to Catherine Lawrence Taylor by deed from Daniel M. Taylor of record in Book 2545, Page 457, Register's Office of Davidson County, Tennessee.

Catherine Taylor and Catherine Lawrence Taylor are one and the same person.

INCLUDED IN THE ABOVE-DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is a parcel of land conveyed to Joe Foster and wife, Alice Foster by deed from Catherine Lawrence Taylor feme covert, and husband, Daniel E. Taylor of record in Book 2922, Page 259, Register's Office for Davidson County, Tennessee, described as follows:

A tract of land in the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, described according to a survey made April 10, 1956, by George W. Watkins, Surveyor, as follows:

Beginning at a stake, hickory pointers in the center of the Old Pin Hook Road, the southwest corner of the Seat Lands; thence with the westerly line of said lot, North 4 deg. 30' East 630 feet to an iron pin; thence South 59 deg. 45' West 315 feet to an iron pin; thence South 4 deg. 30' West 605 feet to a point, thence 872 deg. E 51'; thence South 81 deg. 15' East 264 feet to the point of beginning.

INCLUDED IN THE ABOVE-DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is a parcel of land conveyed to Forrest E. May and Johnnie T. May by deed from Catherine Lawrence Taylor of record in Book 4111, Page 3, Register's Office for Davidson County, Tennessee, described as follows:

A tract of land in the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Leonard Arnold, Surveyor, February 9, 1967, and more fully described as follows:

Beginning at an iron pin on the southerly margin of Pin Hook Road, said iron pin lying on the eastern boundary line of the Tune lands now owned by R. M. Crichton, South 81 deg. 26' 30" East 728.21 feet with the southerly margin of said Pin Hook Road to an iron pin; thence North 86 deg. 10' West 726 feet to an iron pin, thence North 4 deg. 05' East 60 feet to the point of the beginning.

INCLUDED IN THE ABOVE-DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is a 1/2 undivided interest conveyed to Andrew King and wife, Millie King deed from Catherine Taylor of record in Book 4326, Page 297, Register's Office for Davidson County, Tennessee, described as follows:

Being Tract No. 3 of certain tracts of parcels of land in the Second Civil District of Davidson County, Tennessee, showing on the plat and survey made by Cummings Surveying Company, March 25, 1969, as follows:

TRACT NO. III: Described as follows: Beginning at an iron pin in the northwest corner of Tract No. 1 and the northeast corner of the M. E. Gay property, as shown by deed of record in Book 1779, Page 179; thence with Gay's north line, North 83 deg. 30' West 210 feet to an iron pin; thence along the east line of the property of R. M. Crichton, as of record in Book 3708, Page 375, North 4 deg. 05' East 660.5 feet to an iron pin; thence along the south line of the F. M. Gray property, of record in Book 700, Page 648, North 89 deg. 35' East 700 feet to an iron pin; thence North 3 deg. 15' East 286 feet to an iron pin; thence along the south line of the property conveyed to J. H. Bohner, as of record in Book 754, Page 738 and property conveyed to L. E. Earls, as of record in Book 1160, Page 50, south 85 deg. 30' East 728.9 feet to an iron pin; thence along the west line of the property conveyed to H. C. McClain, as of record in Book 2694, Page 87, and in Book 1302, Page 128, South 2 deg. 45' West 1010.9 feet to an iron pin; thence South 89 deg. 45' West 524.9 feet to an iron pin, the northeast corner of Tract No. 2, North 80 deg. 48' West 713.8 feet to the beginning, containing 28.80 acres, more or less.

Together with an 50 foot easement for ingress and egress from Pin Hook Road to the property above described. Said 50-foot roadway is located between Tracts Nos. 1 and 2.

INCLUDED IN HE ABOVE-DESCRIPTION BUT XPRESSLY EXCLUDED THEREFROM is a parcel of land conveyed to Andrew King and wife, Millie King deed from Catherine Taylor of record in Book 4326, Page 295, Register's Office for Davidson County, Tennessee, described as follows:

Being a part of three (3) tracts of land in the Second Civil District of Davidson County, Tennessee, shown on the plat and survey made by Cummings Surveying Company, March 25, 1969, as follows:

TRACT NO. II: Described as follows:
Beginning at an iron pin in the north margin of Pin Hook Road at a corner of the property conveyed to Joseph Foster and wife, by deed from Daniel E. Taylor and wife, as of record in Book 2535, Page 195; thence with the margin of the road, North 80 deg. 20' West 358.4 feet to an iron pin in the center of a 50 foot ingress and egress easement, North 4 deg. 40' East 607.5 feet to an iron pin in the line between Tracts Nos. 1, 2 and 3' thence with the line between Tracts Nos. 2 and 3, south 80 deg. 48' East 356.9 feet to an iron pin, Foster's northwest corner; thence along his west line, South 4 deg. 30' West 610.5 feet to the beginning containing 5 acres, more or less.

INCLUDED IN THE ABOVE-DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is a parcel of land conveyed to William D. Lamb and A. T. Hessey by deed from Catherine Lawrence Taylor of record in Book 4706, Page 227, Register's Office for Davidson County, Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being a 28.80 acre tract according to a survey by Gary R. Cummings, Surveyor, dated March 25, 1969, and more fully described as follows:

Beginning at an iron pin in the northwest corner of Tract No. 1 and the northeast corner of the M. E. Gay property, as shown by deed of record in Book 1779, Page 179; thence with Gay's north line, North 83 deg. 30' West 210 feet to an iron pin; thence along the east line of the property of R. M. Crichton, as of record in Book 3708, Page 375, North 4 deg. 05' East 660.5 feet to an iron pin; thence along the south line of the F. M. Gray property, of record in Book 700, Page 648, North 89 deg. 35' East 700 feet to an iron pin; thence North 3 deg. 15' East 266 feet to an iron pin; thence along the south line of the property conveyed to J. H. Bohner, as of record in Book 754, Page 738 and property conveyed to L. E. Earls, as of record in Book 1160, Page 50, south 85 deg. 30' East 728.9 feet to an iron pin; thence along the west line of the property conveyed to H. C. McClain, as of record in Book 2694, Page 87, and in Book 1302, Page 128, South 2 deg. 45' West 1010.9 feet to an iron pin; thence South 89 deg. 45' West 524.9 feet to an iron pin, the northeast corner of Tract No. 2, North 80 deg. 48' West 713.8 feet to the beginning.

Also a 50-foot right of way for permanent ingress and egress to the 28.80 acre tract herein conveyed from Pin Hook Road through other land owned by the Grantor and the easement is described as follows:

Beginning at an iron pin being 308.40 feet as measured along the northerly margin of Pin Hook Road South 80 degrees 20 minutes East from an iron pin in M. E. Gay's southeast corner; thence North 4 degrees 40 minutes East 607.5 feet; thence South 80 degrees 48 minutes East 50 feet; thence South 4 degrees 40 minutes West 607.5 feet; thence with the northerly margin of Pin Hook Road North 80 degrees 20 minutes West 50 feet to the point of beginning.