Karen Johnson Davidson County
Batch# 644184 DEEDQC
05/26/2021 09:57:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210526-0071213

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTOR HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
DAVID E. NICHOLS
2741 Union Hill
Rd Joelton TN 37080

MAP 015000 PARCEL 218

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
121 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
20 **Day of** May **,** 2021 **.**
A. Hayes **, Deputy Register**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **WE, JIMMY RUSSELL FOSTER AND WIFE, IRIS LaVERNE FOSTER,** do hereby release, remise, and forever quitclaim to **DAVID E. NICHOLS**, his heirs and assigns, all of our right, title and interest in and to the following described tract or parcel of land situated in Davidson County, Tennessee and more particularly described as follows:

> BEING Tract No. 1 on an unrecorded survey of the Division of the Francis R. Binkley Farm by Barry Greer & Associates, Nashville, TN. License No. 223 dated April 2, 1979 and more particularly described as follows: Beginning at a post in the southerly margin of Union Hill Road which is the northeast corner of property owned by George L. Huffman and wife, in Book 4493, Page 061, Register's Office for Davidson County, Tennessee and the northwesterly corner of this tract; thence around a curve a distance of 548.02 feet; thence

leaving the southerly margin of Union Hill Road South 21 degrees 04 minutes 18 seconds East 211.25 feet; thence North 70 degrees 00 minutes 04 seconds East 175.00 feet; thence South 19 degrees 55 minutes 59 seconds East 2460.21 feet to a point; thence North 86 degrees 38 minutes 33 seconds West 1690.0 feet to a 8" hickory; thence North 02 degrees 30 minutes East 2178.54 feet to the point of beginning, containing 63.03 acres, more or less.

BEING the same property conveyed to Iris LaVerne Foster and husband, Jimmy Russell Foster by quitclaim deed from Iris LaVerne Foster and husband, Jimmy Russell Foster dated July 11, 1992 of record in Book 8676, Page 837 in the Register's Office for Davidson County, Tennessee.

INCLUDED BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACTS OR PARCELS OF LAND:

Situated in the 1st Council District of Davidson County, Tennessee as follows:

TRACT 1:
BEGINNING at an existing iron pin in the southerly margin, said pin being the most northwest corner of herein described tract: thence with said margin and a curve to the left (1+10 degrees 01 minutes 03 seconds, R=857.60' & CB=N 83 degrees 38 minutes 23 seconds East, 149.75'), L=149.94' to a existing iron pin; thence now leaving said margin S 43 degrees 29 minutes 12 seconds E,=266.06'; thence S 02 degrees 30 minutes 00 seconds W, 1870.19' to a point; thence N 86 degrees 38 minutes 33 seconds W, 339.34' to a point; thence N 02 degrees 30 minutes 00 seconds E, 2026.91' to the point of beginning, containing 15.535 acres more accurately described according to a survey by Tommy W. Walker R.L.S. Tn.Lic.No. 1465 dated 04/24/14.

BEING the same property conveyed to David E. Nichols by quitclaim deed from Iris LaVerne Foster and husband, Jimmy Russell Foster dated July 12, 2014 of record in Instrument Number 20140715-00662375 in the Register's Office for Davidson County, Tennessee.

TRACT 2:
BEGINNING at an existing iron pin in the southerly margin of Union Hill Road, said pin being the most northeast corner to David E. Nichols in (QCD 20140715 0062375 RODCT), and the most northwest corner of herein described tract; thence now leaving said Nichols with said margin and a curve to the left having a radius of 857.80 feet, CB=N 71 degrees 48 minutes 52 seconds East 204.57 feet and a Length of 205.08 feet to a point; thence now leaving said margin with a new line South 02 degrees 30 minutes 00 seconds West, 257.24 feet to an existing pin a common corner of previous said Nichols; thence with the said Nichols North 43 degrees 29 minutes 12 seconds East 266.06 feet to the point of being containing

0.546. acres more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN Lic. No. 2095 dated 12/05/16.

BEING the same property conveyed to David E.Nichols by quitclaim deed from LaVerne Foster and husband Jimmy Russell Foster dated December 12, 2016 of record in Instrument Number 20161212-0129890 in the Register's Office for Davidson County, Tennessee.

WITNESS our hands this the 4th day of April, 2017.

JIMMY RUSSELL FOSTER

IRIS LaVERNE FOSTER

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 **JIMMY RUSSELL FOSTER AND WIFE, IRIS LaVERNE FOSTER**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 4th day of April, 2017.

SANDRA E. KETCHUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____