Karen Johnson Davidson County
Batch# 657120 DEEDQC
06/15/2021 02:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210615-0080792

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 10th day of June 2021. Notary Public My Commission Expires: MY COMM. EXPIRES 03/03/2025

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owners as:	Tax Bill To:	Map Parcel
Stonewall Jackson, et al 6007 Cloverland Drive Brentwood, TN 37027	New Owner	Tract 1:Map 173-00-0-008.00 Tract 2; Map 173-00-0-009.00 Tract 3: Map 173-00-0-112.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without benefit of a title examination.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Stonewall Jackson, a widower** (The "Grantor") by these presents do quitclaim, transfer and convey unto **Stonewall Jackson and Stonewall Jackson, Jr., as joint tenants with right of survivorship** (The "Grantees"), Grantees' heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract 1:

Being a tract of land in the Fith (Fifth) (formerly Seventh) Civil District of Davidson County, Tennessee, more particularly described as follows: Beginning at W.K. Wair's southeast corner, and thence north, with said Wair's east boundary line, 29-1/3 poles to a stone in said line; thence east 54 poles to a stone in Stanton Watson's west boundary line; thence along said Watson's line south 29-1/3 poles to a stone, John White's North boundary line; thence west with said line 54 poles to the beginning, containing nine acres and one hundred and forty-four poles.

Being part (Tract 1) of the same property conveyed to Stonewall Jackson and wife Juanita Wair Jackson by Warranty Deed from Elisa Harrison Wair of record in Book 3902, page 354, Register's Office for Davidson County, Tennessee. Juanita Wair Jackson has since died and Stonewall Jackson is the sole surviving tenant by the entirety.

This is improved property commonly known as 0 Barnes Road, Brentwood, TN 37027.

Tract 2:

Being situated in the former 7th Civil District of said County, about 9 miles from the City of Nashville, and known as the central portion of the purchase from G.W. Rader, registered in Book No. 60, page 155, to which reference is hereby made for a more particular description, and bounded as follows: Beginning at a stone, the N.E. corner of J.C. Roller land, and running thence north 29-1/3 poles to an ash marked as corner; thence west 54 poles to a stone; thence south 29-1/3 poles to a stone, J.C. Roller's N.W. corner, thence east with J.C. Roller's north boundary line 54 poles, to the beginning, containing 9 acres and 144 sq. poles.

Being part (Tract 2) of the same property conveyed to Stonewall Jackson and wife Juanita Wair Jackson by Warranty Deed from Elisa Harrison Wair of record in Book 3902, page 354, Register's Office for Davidson County, Tennessee Juanita Wair Jackson has since died and Stonewall Jackson is the sole surviving tenant by the entirety.

This is improved property commonly known as 0 Barnes Road , Brentwood, TN 37027.

Tract 3: This tract includes a 20 foot roadway as follows:

A 20-foot roadway having been used by the Grantor for ingress and egress to his said strip of land being in the tract of land of record in Book 5025, page 859, Register's Office of Davidson County, Tennessee, said strip of land being located in the Fifth Civil District of Davidson County, Tennessee, and running from the center line of Barnes Road to the Grantor's aforesaid tract and more particularly described as follows:

Beginning at a point in the northerly margin of Barnes Road, said point being 135.0 feet northwest of the corner of the property formerly owned Elize Wair Chippewa in then northerly margin of Branes Road; thence leaving said margin and severing the former Chippewa (now Juanita Wair Jackson et vir) tract north 15 degrees 43 minutes east 49.0 feet; thence north 22 degrees 08 minutes west 212.35 feet; thence north 10 degrees 27 minutes east 127.7 feet; thence north 22 degrees 51 minutes east 223.35 feet; thence north 39 degrees 51 minutes east 201.70 feet; thence north 21 degrees 21 minutes east 191.00 feet; thence north 37 degrees 51 minutes east 158.20 feet; thence north 9 degrees 14 minutes east 74.00 feet; thence north 27 degrees 16 minutes east 115.00 feet; thence north 15 degrees 31 minutes east 28.00 feet to a point in the southerly boundary of the Ralph M. Wair tract of record in Book 5025, page 859, Register's Office of Davidson County, Tennessee, said point being 120.00 feet east of the southwest corner of the aforesaid tract.

Being the same roadway conveyed to Stonewall Jackson and wife Juanita Wair Jackson by Quitclaim Deed from Ralph M. Wair of record in Book 8104, page 764, Register's Office for Davidson County, Tennessee Juanita Wair Jackson has since died and Stonewall Jackson is the sole surviving tenant by the entirety.

The remainder of the tract is described as follows:

Land in the 5th Civil District of Davidson County, Tennessee and being more particularly described as Tract No. 1 on the survey of the division of the Eliza Harrison Wair property by Cummins Surveying Company, dated July 20, 1969, as follows:

Beginning at a point in the center of Barnes Road, said point being North 84 deg. 30 min. West from a westerly corner of the property conveyed to Wesley W. Wair in the deed of record in Book 2536, page 567, Register's Office for Davidson County, Tennessee, and being a southwest corner of the property herein described where said corner intersects with Barnes Road; thence with the center of Barnes Road northwesterly and with a curve to the left, having a radius of 1234.83 feet, a distance of 199.78 feet to a point; thence with the same North 38 deg. 58 min. West 150 feet to a point in the southeasterly corner of property being conveyed to Lucille Wair Waters by deed from Eliza Wair; thence North 26 deg. 02 min. East 1190 feet to a point, said point being on the southerly line of property being conveyed to A.E. Wair by deed from Eliza Wair, and being the northwesterly corner the herein described property; thence South 83 deg. 31 min. East 239.5 feet to the westerly boundary of the property conveyed to Stonewall Jackson by deed of record in Book 3902, page 354, Register's Office for said County; thence with the same South 5 deg. 34 min.West 882.45 feet to a point in the northerly boundary of the W.W. Wair property as conveyed to the latter by the deed of record in Book 2536, page 567, Register's Office for Davidson County, Tennessee; thence with the same North 83 deg. 53 min. West 277 feet to a point, a northwesterly corner of the W.W. Wair property; thence with the westerly boundary of the same South 6 deg. 25 min. 12 sec. West 493.47 feet to a point; thence with the W.W. Wair's boundary North 84 deg. 30 min. West 143 feet to the point of beginning, and containing 11.61 acres, more or less.

Being part of the same property conveyed to Stonewall Jackson and wife Juanita Wair Jackson by Warranty Deed from Elsie Wair Chippewa and Husband Russell Chippewa of record in Book 6955, page 734, Register's Office for Davidson County, Tennessee Juanita Wair Jackson has since died and Stonewall Jackson is the sole surviving tenant by the entirety. It is also the same property conveyed to Stonewall Jackson and wife Juanita Wair Jackson by Quitclaim Deed from Eliza Lucille Wair Waters of record in Book 3902, page 354, Register's Office for Davidson County, Tennessee Juanita Wair Jackson has since died and Stonewall Jackson is the sole surviving tenant by the entirety.

Juanita Wair Jackson has since died and Stonewall Jackson is the sole surviving tenant by the entirety.

This is improved property commonly known as 1094 Barnes Road, Brentwood, TN 37027.

This conveyance is subject to all restrictions and encumbrances of record. This deed is being executed to effectuate the conveyance to create a joint tenancy with right of survivorship in the Grantees and also to combine the three existing tax parcels into one tax parcel for property tax purposes.

Witness my hand this 10th day of June 2021.

Stonewall Jackson

State of Tennessee
County of Davidson

Personally, appeared before me the said Stonewall Jackson and after being duly sworn deposes and states that he/she is the person who executed this instrument for the purposes herein contained on this 10th day of June, 2021.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Tennessee Certification of Electronic Document

I, Robert J. Notestine, III, 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.

Signer's Name

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brian James, a notary public for this county and state, Robert J. Notestine, III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: 7/9/24

NOTARY'S SEAL

BRIAN C. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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