This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 669140 DEEDQC
07/01/2021 09:45:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210701-0089098

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Walter R. Pewitt 2265 Ingram Road Whites Creek, TN 37189	SAME	0310001300 & 03100004300

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

THIS DEED IS MADE FOR THE SOLE PURPOSE OF CONSOLIDATING THE TWO TAX ID'S INTO ONE.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Walter R. Pewitt,** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Walter R. Pewitt,** (the "Grantee"), their successors and assigns, all of his rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

Beginning at a concrete monument on the western margin of Ingram Road, said point being the southeast corner of the Albert Tolbert/Jeff T. Blackwell Property Subdivision as of record in Plat Book 6200, page 34, Register's Office for Davidson County, Tennessee, and being the northeast corner of this parcel.
Thence with the western margin of Ingram Road, South 34 degrees 46' 54" West, 197.44 feet to a concrete monument;
Thence leaving said road margin with a new line, North 55 degrees 13' 06" West, 200.44 feet to an iron rod;
Thence continuing with a new line, North 37 degrees 00' 00" West, 327.38 feet to an iron rod;
Thence continuing with a new line North 06 degrees 09' 00" East,. 292.44 feet to an iron rod at the southwest corner of the Albert Tolbert/Jeff T. Blackwell Property Subdivision;
Thence with the subdivision line, South 37 degrees 00' 00" East, 433.00 feet to an iron rod;
Thence continuing with the subdivision line, South 44 degrees 04' 13" East, 170.19 feet to an iron rod;
Thence continuing with the subdivision line, South 60 degrees 26' 00" East, 73.57 feet to the point of beginning; containing 2.764 acres, more or less; as surveyed January 11, 1992 by R. L. Montoya R.L.S. 697, 412 Bass Street, Goodlettsville, Tennessee 37072.

Also shown as Parcel 130 Pewitt Subdivision Plat of record in Book 6050, page 509, Register's Office for Davidson County, Tennessee

Being the same property conveyed to **Walter R. Pewitt** by Warranty Deed from **Kenneth T. Pewitt,** of record in Instrument No. 20090805-0073205**,** Register's Office for **Davidson** County, Tennessee.

~and~

Property located in the 3rd Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 05-31-18, File Number 2-522, as follows:

Beginning in the center line of Ingram Road and being the southeast corner of Douglas Adcock (Book 9748, Page 298)
Thence with said Adcock and passing an existing iron rod by a metal fence post at 12.7 feet NORTH 07 DEGREES 23 MINUTES 48 SECONDS EAST a distance of 440.84 feet to an existing iron rod having a Tennessee State Plane Coordinate of N:715639.90, E:1732879.52;
Thence continuing with said Adcock NORTH 07 DEGREES 51 MINUTES 56 SECONDS EAST a distance of 403.75 feet to an existing iron rod at a metal fence post;
Thence NORTH 86 DEGREES 33 MINUTES 17 SECONDS WEST a distance of 248.10 feet to an existing iron rod at a metal fence post having a Tennessee State Plane Coordinate of N:716054.76, E:1732687.12 and in the east line of Lawrence Towns (Book 5323, Page 381);

Thence with said Towns and crossing a pond NORTH 07 DEGREES 43 MINUTES 52 SECONDS EAST a distance of 909.31 feet to an existing iron rod having a Tennessee State Plane Coordinate of N:716955.80, E:1732809.45 and in the south line of Michael Wall (Instrument Number 201706230063290);
Thence with said Wall SOUTH 89 DEGREES 39 MINUTES 35 SECONDS EAST a distance of 192.57 feet to an existing iron rod by an 18 inch tree;
Thence SOUTH 48 DEGREES 22 MINUTES 50 SECONDS EAST a distance of 130.79 feet to an existing iron rod at a stone and ash tree;
Thence SOUTH 51 DEGREES 32 MINUTES 41 SECONDS EAST a distance of 212.67 feet to a horizontal stone;
Thence SOUTH 66 DEGREES 00 MINUTES 00 SECONDS EAST a distance of 120.28 feet to an existing iron rod and common corner to Bennie Blackwell (Instrument Number 200812180121274) and Chad Walkup (Instrument Number 201202100011961) and Albert Tolbert & Jeff T. Blackwell Property (Book 6200, Page 34);
Thence with said Walkup SOUTH 06 DEGREES 53 MINUTES 19 SECONDS WEST a distance of 265.16 feet to an existing iron rod and common corner to Mark Tolbert (Instrument Number 200611010135518);
Thence with said Tolbert SOUTH 06 DEGREES 52 MINUTES 17 SECONDS WEST a distance of 323.46 feet to an existing iron rod and common corner to Walter R. Pewitt (Instrument Number 200908050073205) and Pewitt Subdivision (Book 6050, Page 509);
Thence with said Pewitt SOUTH 06 DEGREES 49 MINUTES 47 SECONDS WEST a distance of 292.62 feet to an existing iron rod;
Thence SOUTH 36 DEGREES 22 MINUTES 34 SECONDS EAST a distance of 327.10 feet to an existing iron rod having a Tennessee State Plane Coordinate of N:715548.33, E :1733464.91 ;
Thence passing a set iron witness rod on the west bank of a creek at 189.25 feet SOUTH 54 DEGREES 38 MINUTES 00 SECONDS EAST a total distance of 200.55 feet to the creek and approximate west right of way of Ingram Road;
Thence with the east line of Pewitt Subdivision (Book 6050, Page 509) NORTH 35 DEGREES 25 MINUTES 36 SECONDS EAST a distance of 197.26 feet to a point in the creek;
Thence crossing Ingram Road SOUTH 59 DEGREES 47 MINUTES 16 SECONDS EAST a distance of 50.21 feet to the east right of way of Ingram Road and the west line of Pewitt-Burke Subdivision (Book 6050, Page 522);
Thence with said Pewitt-Burke Subdivision and west line of Resubdivision of Lot 2 Pewitt-Burke Subdivision (Book 8250, Page 632) SOUTH 35 DEGREES 25 MINUTES 36 SECONDS WEST a distance of 405.80 feet;
Thence with a curve turning to the right with an arc length of 186.10 feet, with a radius of 250.78 feet, with a chord bearing of SOUTH 56 DEGREES 41 MINUTES 08 SECONDS WEST with a chord length of 181.86 feet;
Thence NORTH 12 DEGREES 03 MINUTES 18 SECONDS WEST a distance of 2.25 feet;
Thence NORTH 83 DEGREES 43 MINUTES 11 SECONDS WEST and following the center line of Ingram Road a distance of 579.22 feet which is the point of beginning, having an area of 991254.6 square feet, 22.76 acres.

Being the remaining portion of Book 5130, Page 309, Register's Office of Davidson County, TN.

Being the same property conveyed to **Walter R. Pewitt** by Quit Claim Deed from **Joyce P. Barnett,** Substitute Trustee of the William D. Pewitt and/or Sadie E. Pewitt Revocable Living Trust, of record in Instrument No. 20180807-0077378, Register's Office for **Davidson** County, Tennessee.

The legal description provided herein is exactly the same as in the prior recorded deeds.

This is property known as: 2260 Ingram Road, Whites Creek, Tennessee 37189
&
0 Ingram Road, Whites Creek, Tennessee 37189

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on this 30th day of June, 2021.

Walter R. Pewitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Walter R. Pewitt** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 30TH day of June, 2021.

Notary Public

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Affiant

Subscribed and sworn before me on this 30th day of June, 2021.

NOTARY PUBLIC

My Commission Expires:

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022