Name and Address of New Owner:
William C. Gibson & Linda S. Grant
43697 Vintners Place Drive
Sterling Heights, MI 48314

Karen Johnson Davidson County
Batch# 682908 DEEDQC
07/23/2021 03:31:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20210723-0099469

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Taylor Grills, Attorney
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122

Map & Parcel No: 011-00-0-125.00; 006-00-0-002.00

QUITCLAIM DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **William C. Gibson, Trustee of the Dorlis M Gibson Trust UTA dated September 5, 1995**"the Grantor," convey and quitclaim unto **William C. Gibson as to a ½ undivided interest and Linda S. Grant as to a ½ undivided interest,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
Land in Davidson County, Tennessee, being more particularly described as follows:

Parcel I: Map/Parcel 006-00-0-002.00

TRACT NO. 1: Consisting of 119 acres; more or less, located about 14 miles North of the City of Nashville, on a Public Road and bounded and described as follows:

Beginning at a stone, the Southeast corner of a 35-acre tract of land conveyed to Mrs. Margaret Padgett Lokey, by deed from Marvin Padgett, et al., of record in Book 808, page 7, Register's Office for said County; and running thence North 68 3/4 degrees West 28 poles; thence North 86 degrees West 29 poles; thence North 47 degrees West 23 poles; thence North 5 1/2 degrees East 6 poles; thence North 6 degrees West 5 poles; thence North 22 degrees East 5 poles; thence North 22

3/4 degrees East 6 poles; thence North 38 degrees East 8 poles; thence North 19 1/2 degrees East 12 poles; thence North 7 degrees East 6 poles; thence North 24 3/4 degrees East 8 poles; thence North 2 1/4 degrees East 12 poles; thence North 31 1/2 degrees East 12 poles; thence North 45 3/4 degrees East 10 poles; thence North 39 3/4 degrees East 8 poles; thence North 51 degrees East 12 poles; thence North 37 degrees East 8 poles; thence North 57 degrees East 12 poles; thence North 34 degrees East 14 poles; thence North 5 3/4 degrees East 10 poles; thence North 1 1/2 degrees East 10 poles; thence North 3 degrees West 16 poles; thence North 6 degrees East 4 poles; thence North 17 1/2 degrees East 8 poles; thence North 7 1/2 degrees East 6 poles; thence North 37 1/2 degrees East 6 poles; thence North 74 degrees East 4 poles; thence North 88 degrees East 6 poles; thence South 71 1/2 degrees East 8 poles; thence North 88 1/2 degrees East 6 poles; thence South 83 degrees East 6 poles; thence North 86 1/4 degrees East 10 poles; thence North 63 1/2 degrees East 6 poles; thence North 26 degrees East 6 poles; thence North 19 1/2 degrees East 14 poles; thence North 10 degrees East 12 poles; thence North 36 degrees East 6 poles; thence North 74 3/4 degrees East 2 poles; thence South 77 degrees East 10 poles; thence South 52 3/4 degrees East 10 poles; thence South 60 degrees East 4 poles; thence South 48 degrees East 4 poles; thence South 59 3/4 degrees East 16 poles; thence South 79 degrees East 2 poles; thence South 80 3/4 degrees East 12 poles; thence North 84 1/4 degrees East 8.40 poles to a gate in the center of an old Ridge Road, dividing this tract of land from a tract of land owned by Marvin Padgett; thence North 16 1/2 degrees West 396 feet; thence North 6 1/2 degrees West 106 feet; thence North 21 degrees West 140 feet; thence North 23 degrees West 150 feet; theme North 9 degrees West 288 feet to a stone on the top of a Ridge; thence West with the line between this tract of land and the tract of land owned by John Smiley, 85.7 poles to the Northeasterly corner of the tract of land conveyed to G. B. Lokey, of record in Book 667, Page 289, RODC, TN; thence up a hallow South 25 3/4 degrees West 9.44 poles; thence South 27 1/4 degrees West 5.06 poles; thence South 35 1/2 degrees West 5.64 poles; thence South 37 1/4 degrees West 7.12 poles; thence South 34 degrees West 7.12 poles; thence South 63 degrees West 6.32 poles; thence south 46 1/4 degrees West 10 poles; thence South 50 degrees West 8 poles; thence south 42 degrees West 8.80 poles; thence South 33 degrees West 11.12 poles; thence South 38 1/4 degrees West 4.44 poles; thence South 39 1/2 degrees West 6.40 poles; thence South 5 degrees West 10.60 poles; thence South 17 1/4 degrees East 9.06 poles; thence South 9 1/4 degrees East 5.20 poles; thence South 2 degrees West 3.16 poles; thence South 21 1/2 degrees East 11.60 poles; thence South 27 3/4 degrees East 8.40 poles; thence South 11 1/2 degrees East 5.80 poles; thence South 1 1/2 degrees West 4.44 poles; thence South 16 3/4 degrees West 6.44 poles; thence South 28 3/4 degrees West 8.20 poles; thence South 46 degrees West 13.12 poles; thence South 48 1/2 degrees West 3.80 poles; thence South 47 degrees West 8.68 poles; thence South 25 degrees West 9.20 poles; thence South 41 1/4 degrees West 14.44 poles; thence South 39 degrees West 16.62 poles; then; South 29 3/4 degrees West 7.48 poles; thence south 38 degrees West 9.68 poles; thence South 50 degrees West 10.28 poles; thence South 39 degrees West 7.48 poles; thence South 61 1/4 degrees West 6.52 poles; thence

South 75 1/4 degrees West 12.4 poles; thence North 81 3/4 degrees West 7.2 poles to a small black gun in the Westerly line of this tract of land, South 23 1/2 degrees West 1.12 poles Southwest of a sugar tree; thence South 23 1/2 degrees West 3 poles; thence South 31 degrees West 2.88 poles to a small chestnut oak; thence South 45 1/4 degrees West 8.21 poles to a white walnut; thence South 60 1/2 degrees West 3.46 poles to a chestnut; thence South 14 1/2 degrees West 3.20 poles to an ash; thence South 1 3/4 degrees East 3.20 polar to an iron at the roots of a small Sassafras; thence South 81 1/2 degrees West 12.52 poles; thence South 86 1/4 degrees West 10.68 poles; thence South 81 1/2 degrees West 7.68 poles; thence North 88 degrees West 2.24 poles to an iron pin at the corner of a fence, in all 5.20 poles to the center of the County road; thence with the center of said road, South 61 degrees East 6 poles; thence south 75 1/2 degrees East 34 poles; thence South 60 1/4 degrees East 12 Poles; thence South 31 1/4 degrees East 34 poles; thence South 19 degrees East 19.44 poles to an iron pin at the junction of roads; thence with the center of said road, South 65 degrees East 20 poles; thence south 64 degrees East 14 poles; thence South 44 1/4 degrees East 7 poles; thence South 34 1/2 degrees East 22 poles; thence South 17 1/4 degrees East 20 poles; thence South 52 degrees East 20 poles; thence South 52 degrees East 6 poles; thence North 84 degrees East 5.20 poles to the center of said road, Sweeney's and Joseph E. Greer's corner; thence North 1 1/4 degrees East with said Greer's Western boundary line 47.2 poles to a stone; thence South 87 3/4 degrees East with said Greer's Northern boundary line 28 poles to a stone; with Hickory and chestnut oak pointers; thence North 1/4 degrees East with said Greer's Western Boundary line 39 poles to the beginning, containing 119 acres, more or less.

Included in the above description but specifically Excluded from the Conveyance:

Beginning at a nail located in the centerline of Greer Road and in the extended line of an existing fence, which fence lies West of and runs generally parallel to an existing gravel drive; thence, generally with the line of said fence, North 11 degrees 18 minutes 02 seconds East, 479.24 feet to an iron pin; thence South 71 degrees 05 minutes 59 seconds East 799.13 feet to an iron pin; thence South 71 degrees 07 minutes 40 seconds West, 775.53 feet to another nail in the centerline of Greer Road; thence with said centerline, North 71 degrees 06 minutes 00 seconds West 122.73 feet to the point of beginning containing 5.03 acres, more or less. Reserving to the grantors, an Easement for ingress and egress over and across the existing gravel drive, for the benefit of grantors' adjoining lands.

TRACT NO. 2: Beginning at an old stone, being one of the inner corners of the above described Tract No. 1, and running along the line of Tract No. 1 as follows: North 68 3/4 degrees West 465 feet, North 86 degrees West 478 1/2 feet, North 47 degrees West 379 1/2 feet to a white oak, being in or hear a road on top of the ridge; thence along said road and being along the line of Tract 1 above described as follows: North 5 1/2 degrees East 99 feet, North 6 degrees West 82 1/2 feet, North 22 degrees East 82 1/2 feet, North 22 3/4 degrees East 99 feet North 38 degrees East 132 feet, North 19 1/2 degrees East 198 feet, North 7 degrees East

99 feet, North 24 3/4 degrees East 132 feet; thence North 2 3/4 degrees East 198 feet, North 31 1/2 degrees East 198 feet, North 45 3/4 degrees East 165 feet, North 39 3/4 degrees East 132 feet, North 50 degrees East 198 feet, North 37 degrees East 44 feet; thence leaving said road and the line of Tract 1 above described, and running South 15 degrees East 1400 feet to a black oak, south 10 degrees East 100 feet to a stake; South 360 feet to a stake and South 10 degrees West 330 feet to the point of beginning, containing 35 acres, more or less.

TRACT NO. 3: Described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated May 15, 1965, as follows:

Beginning at a forked fence post in a fence; same being located 119 feet Northwardly, as measured with said fence, from the Northerly margin of Greer Road, and same also being a corner of W. Monroe Thomas; thence with said fence and Thomas' line, North 10 degrees West 183, feet to a 6 inch Sugar Tree in the fence corner located 8 feet southwestwardly from a 14 inch white walnut tree pointer; thence continuing with said fence and Thomas' line, North 66 degrees East 500 feet as measured with the meanders of a ravine, to a 6 inch ash tree (with fence wire attached to same) located in the forks of two ravines; thence with down fence, South 31 degrees 30 minutes West 430 feet to an iron pin; thence South 80 degrees West 252 feet to the beginning, and containing 2.14 acres, more or less.

PROPERTY 2:
Parcel II: Map/Parcel 011-00-0-125.00

TRACT NO. 4: BEING a tract of land lying in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey by Southern Land and Assoc., Inc., dated July 12, 1979, as follows:

Beginning at a nail located in the centerline of Greer Road and in the extended line of an existing fence, which fence lies West of and runs generally parallel to an existing gravel drive; thence, generally with the line of said fence, North 11 degrees 18 minutes 02 seconds East, 479.24 feet to an iron pin; thence South 71 degrees 05 minutes 59 seconds East, 799.13 feet to an iron pin; thence South 71 degrees 07 minutes 40 seconds West, 775.53 feet to another nail in the centerline of Greer Road; thence with said centerline. North 71 degrees 06 minutes 00 seconds West, 122.73 feet to the point of beginning; containing 5.03 acres, more or less.

Being the same property conveyed to Billy C. Gibson and wife, Dorlis M. Gibson by Warranty Deed from Willie H. Nelson (being one and the same person as Willie Nelson) of record in Book 8921, page 128, Register's Office for Davidson County, Tennessee, dated April 14, 1993 and recorded on April 20, 1993. (Value or consideration shown in aforementioned deed $210,000.00.)

Being the same property conveyed to Billy C. Gibson and wife, Dorlis M. Gibson

by Quitclaim Deed from Ann Marie Nelson, of record in Book 8921, page 134, Register's Office for Davidson County, Tennessee, dated April 16, 1993 and recorded on April 20, 1993. (Value or consideration shown in aforementioned deed $0.00.)

The said Billy C. Gibson died September 30, 1994, leaving his wife, Dorlis M. Gibson, as the surviving tenant by the entirety.

Being the same property conveyed to Dorlis M. Gibson, Trustee of the Dorlis M. Gibson Trust UTA dated September 05, 1995, or her successors in Trust by Quitclaim Deed from Dorlis M. Gibson, survivor of herself and her deceased husband, Billy C. Gibson, of record in Book 9833, page 330, Register's Office for Davidson County, Tennessee, dated October 09, 1995 and recorded on October 20, 1995. The said Dorlis M. Gibson, having died on January 24, 2021.

Being also known as 3108 & 3112 Greer Road, Goodlettsville, Tennessee 37072.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15th day of July, 2021.

Dorlis M Gibson Trust UTA dated 09/05/1995

William C Gibson (SEAL)
William C. Gibson, Successor Trustee

STATE OF Michigan)
COUNTY OF Macomb)

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **William C. Gibson,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be the **Successor Trustee** of **Dorlis M Gibson Trust UTA dated 09/05/1995,** the within named bargainor, a **Trust**, and that as such **Successor Trustee**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Trust** as **Successor Trustee.**

WITNESS my hand and official seal this 15th day of July, 2021.

Sharon R. Gornie
Notary Public
My commission expires:

SHARON R. GORNIE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires Nov. 15, 2023
Acting in the County of Macomb

AFFIDAVIT OF VALUE

STATE OF Michigan)
COUNTY OF Macomb)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William C Gibson
(Affiant) William C. Gibson

Sworn to and subscribed before me this 15th day of July, 2021.

Sharon R. Gornie
Notary Public
My commission expires:

SHARON R. GORNIE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires Nov. 15, 2023
Acting in the County of Macomb

File # MJ-21-890

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 20, 2021.

Affiant Signature

July 20, 2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on July 20, 2021.

Notary's Signature

My Commission Expires:

