Karen Johnson Davidson County
Batch# 689035 DEEDQC
08/02/2021 03:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210802-0103760

QUITCLAIM DEED

FOR JOINDER OF TAX PARCELS

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ZERO
TRANSFER TAX EXEMPTION TCA SECTION 67-4-409(a)(4)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 2021

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert E. Wagner	**Owner**	**Tract 1: 172-00-0-193.00**
(NAME) **1324 Barnes Rd.**	(NAME)	**Tract 2: 172-00-0-133**
(ADDRESS) **Antioch TN 37013**	(ADDRESS)	**Tract 3: Part of Map 172 parcel 133**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, NO CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR NO OTHER GOOD AND VALUABLE CONSIDERATIONS, ALL OF WHICH IS HEREBY ACKNOWLEDGED, **ROBERT E. WAGNER, UNMARRIED, (ALSO KNOWN AS RE WAGNER),** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **ROBERT E. WAGNER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

TRACT 1

LAND in Davidson County, Tennessee, more particularly described as follows:

Tract I: Beginning at an Old Iron Rod in the Northerly margin of Kinhawk Drive at it's Terminus (Dead End), said Kinhawk Drive being a public street in Forest Acres Estates, Section 2, as of record in Plat Book 4175, Page 128, Register's Office for Davidson County, Tennessee; Thence, leaving said Forest Acres Estates along a new division line created by this survey as shown hereon between Tracts I and II, N 33 degrees 51 minutes 05 seconds W, 53.89 feet to a new iron rod; Thence, S 56 degrees 08 minutes 55 seconds W, 50.00 feet to a new iron rod; Thence, S 84 degrees 00 minutes 42 seconds W, 138.05 feet to a new iron rod; Thence, S, 86 degrees 13 minutes 15 seconds W, 611.90 feet to a new iron rod in the centerline of Old Carnes Road as established by Mike Holmes, L.S. in Book 4822, Page 553, RODC, Tenn.; Thence, leaving said centerline along the line between subject Tract and the property of TennSouth Properties, Ltd. Book 6769, Page 987, RODC Tenn.; N 50 degrees 18 minutes 55

seconds E, 615.36 feet to a new iron rod; Thence, N 02 degrees 41 minutes 20 seconds W, 82.56 feet to a new iron rod; Thence, N 89 degrees 54 minutes 54 seconds E, 53.95 feet to a new iron rod; Thence, N 51 degrees 02 minutes 19 seconds E, 504.77 feet to an old iron rod being on the Westerly line of the Edward Quinn and Betty Sue Warner property as of record in Book 4975, Page 906, RODC, Tenn.; Thence, adjacent to a fence line, S 00 degrees 30 minutes 27 seconds W, 104.22 feet; Thence, S 06 degrees 37 minutes 39 seconds W, 428.42 feet; Thence, leaving said Warner's land and contiguous with the Westerly line of Forest Acres Estates, Section 2, as recorded in Plat Book 4175, Page 128, RODC, Tenn.; Thence, S 05 degrees 49 minutes 48 seconds W, 111.87 feet to an old iron rod in the trunk of a Cedar tree; Thence, S 18 degrees 48 minutes 13 seconds W, 80.46 feet to an old iron rod; Thence, S 13 degrees 27 minutes 55 seconds W, 38.80 feet to the point of beginning, and Containing 7.17 acres, more or less, as per survey by McConnell Engineering, Nashville, Tennessee, dated January 6, 1987, revised September 28, 1987.

TRACT II: PERMANENT 50' WIDE JOINT USE ROADWAY EASEMENT Beginning at an old iron rod in the northerly margin of Kinhawk Drive at it's terminus (Dead End), said Kinhawk Drive, being a public street in Forest Acres Estates, Section 2, as recorded in Plat Book 4175, Page 128, Register's Office for Davidson County, Tennessee; Thence, leaving said Forest Acres Estates along a new division line created by this survey as shown thereon between Tracts I and II, S 13 degrees 27 minutes 55 seconds W, 68.12 feet to a new iron rod; thence N 33 degrees 51 minutes 05 seconds W, 100 feet to a new iron rod; thence, N 56 degrees 08 minutes 55 seconds E, 50 feet to a new iron rod; thence, S 33 degrees 51 minutes 05 seconds E, 53.89 feet back to the point of beginning, as per survey by McConnell Engineering, Nashville, Tennessee, dated January 6, 1987, revised September 28, 1987.Being the same property conveyed to Tom Muhsin by Warranty deed from Kairos Group, LLC of record in Instrument No. 20170829-0088595 Register's Office for Davidson County, Tennessee, dated August 17, 2017 and recorded on August 29, 2017.

This being the property conveyed to RE Wagner, Unmarried by Warranty Deed dated January 29, 2021 and recorded February 3, 2021 as Instrument Number 20210203-0015739, Register's Office for Davidson County, Tennessee.

RE Wagner is one in the same as Robert E. Wagner.

Being also known as 491 Kinhawk Drive Nashville, Tennessee 37211.

TRACT 2

Beginning at a point at the northeast corner of Parcel 1, Property Map 172-07, R.O.D.C., TN, thence N 46 deg 25 min 08 sec W 492.26 feet to a point;
Thence N 06 deg 45 min 23 sec E 428.91 fee to an iron pin;
Thence N 00 deg 43 min 25 sec E 104.43 feet to an iron pin;
Thence N 05 deg 37 min 16 sec E 146.24 feet to an iron pin;
Thence N 09 deg 57 min 55 sec E 124.55 feet to an iron pin;
Thence N 07 deg 35 min 15 sec E 10.94 feet to an iron pin;
Thence S 84 deg 54 min 53 sec E 230.16 feet to a concrete monument;
Thence S 16 deg 26 min 59 sec E 625.18 feet to an iron pin;
Thence S 25 deg 04 min 11 sec E 198.21 feet to an iron pin;
Thence S 41 deg 14 min 40 sec E 398.28 feet to a concrete monument;
Thence S 50 deg 57 min 54 sec E 66.06 feet to an iron pin;
Thence S 47 deg 40 min 40 sec W 214.74 feet to an iron pin in the right of way to an unimproved road;
Thence with said right of way with a curve to the right, having a central angle of 6 deg 21 min 56 sec, a radius of 450.00 and a length of 50.00' and a chord bearing S 16 deg 44 min 44 sec E 49.97 feet to a point;
Thence S 76 deg 26 min 10 sec W 25.00 feet to the center of said road;
Thence with center of road with a curve to the left having a central angle of 15 deg 07 min 57 sec, a radius of 425.00, a length of 112.25' and a chord bearing of N 21 deg 07 min 44 sec W 111.92 feet to a point;
Thence N 28 deg 41 min 26 sec W 12.50 feet to a point;
Thence S 61 deg 18 min 45 sec W 25.00 feet to a point;
Thence N 28 deg 43 min 28 sec W 239.62 feet to an iron pin;
Thence S 56 deg 14 min 29 sec W 221.99 feet to the point of beginning
Containing 511,748.32 Sq. Ft. or 11.75 acres.

Being the same property conveyed to Robert E. Wagner by Quitclaim Deed from Wagner Partners LP, a Tennessee limited partnership dated May 26, 2021, filed of record in Instrument No. 20210723-0099343, Register's Office for Davidson County,

Tennessee. And by Warranty deed filed of record in Instrument No. 20210601-0073396, Register's Office for Davidson County, Tennessee.

Being also known as 0 Kinhawk Drive, Nashville, TN 37211

TRACT 3

Land in the Sixth Civil District of Davidson County, Tennessee, being Reserved Parcel "A" on the plan of Forest Acres Estates, Section 2, of record in Book 4175, page 128, Register's office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northeasterly margin of Kinhawk Drive, said point being the southwesterly corner of Lot No. 42 on the plan above mentioned and being the northwesterly terminus of said Kinhawk Drive, as appears on said recorded plan; thence with the common line between Lot No. 42 and said Reserved Parcel "A" northeastwardly 200 feet to a point, thence north 45° 46' 00" west 162.15 feet to a point on the easterly boundary of the Hailey and Hargett Property; thence south 7° 41' west 111.87 feed to a point; thence south 18° 56' west 80 feet to a point; thence south 13° 31' west 38.89 feet to the point of beginning.

Being the same property conveyed to Robert E. Wagner, a Single Man by Quitclaim Deed dated July 2021 and filed of record in Instrument Number 20210716-0095658, Register's Office for Davidson County, Tennessee.

Being also known as 0 Kinhawk Drive, Nashville, TN 37211

Witness my/our hand (s) this the 30th day of July, **2021.**

The purpose of this conveyance is to join these tax parcels into a single tax parcel with one tax parcel identification number.

Robert E. Wagner

STATE OF Tennessee
COUNTY OF Williamson

On this 30th day of July, **2021,** before me personally appeared **Robert E. Wagner** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of July, **2021**

Notary Public

My Commission Expires: 3/13/22

(SEAL)

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 7-30-2021

Affiant
Date: August 2nd, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of August, 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY