Name and Address of New Owner:
Tammy Denise Russell and Annette Bennett
8040 Old Pond Creek Rd.
Pegram, TN 37143
Send Tax Bills To:
Tammy Denise Russell and Annette Bennett
SAME

Karen Johnson Davidson County
Batch# 730690 DEEDQC
10/05/2021 03:04:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211005-0133938

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 113 114.00

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, **Annette Bennett,** "the Grantor," convey and quitclaim unto **Tammy Denise Russell and ,** "the Grantees," the following described real estate in Davidson County, Tennessee:

TRACT I:

BEGINNING AT A LARGE RED OAK IN THE EASTERLY MARGIN OF OLD POND CREEK ROAD, SAID OAK BEING JAMES H. MARTIN, ET US SOUTHERLY CORNER; THENCE WITH MARTIN'S SOUTH AND EAST LINES THE FOLLOWING CALLS:

N 89 DEGREES 05' 04" E 102.97' TO A DOUBLE TAN OAK IN A FENCE ROW, N 34 DEGREES 08' 32" E 181.48' TO A LARGE WHITE OAK WITH 3 BLAZES, N. 15 DEGREES 05' 10' E 463.65' TO AN EXISTING IRON PIPE. THENCE LEAVING MARTIN'S LINE WITH A FENCE ROW THAT RUNS ALONG THE SOUTH MARGIN OF A 15 FOOT EASEMENT, ALSO REFERRED TO AS ORCHARD ROAD AND WITH C.C. HILL'S (BK. 2437, PG. 231) AND FLOY ELIZABETH HUGHES (BK. 6872, PG. 492) SOUTH LINES THE FOLLOWING CALLS:

N 70 DEGREES 04' 13" E 373.50 TO A WHIT3E OAK WITH 3 BLAZES, N 89 DEGREES 55' 00" E 148.50', S 74 DEGREES 21' 00" E 231.00', S 71 DEGREES 55' 08" E 53.41', S 62 DEGREES 53' 34" E 118.40', S 70 DEGREES 42' 47" E 98.07', S 74 DEGREES 06' 46" E 204.79', S 82 DEGREES 21' 26" E 196.40, N 82 DEGREES 09' 05" E 80.04', N 77 DEGREES 17' 44" E 134.01', TO AN IRON PIN IN SAID FENCE ROW. THENCE WITH A NEW LINE AND LEAVING SAID FENCE ROW S 08 DEGREES 19' 44" E 516.66' TO AN IRON PIN ON THE NORTH BANK OF A CREEK. THENCE WITH THE CENTER OF SAID CREEK MORE OR LESS THE FOLLOWING NINE CALLS:

N 87 DEGREES 16' 07" W 161.35', N 83 DEGREES 07' 10" W 282.99', S 64 DEGREES 29 29" W 78.17', N 83 DEGREES 59' 54" W 92.86', S 43 DEGREES 31' 51" W 283.61', S 65 DEGREES 56' 26" W 166.63, S 79 DEGREES 45' 05" W 231.98', S 88

DEGREES 28' 51" W 226.60', S 82 DEGREES 20' 00" W 200.13' TO THE CENTER OF SAID CREEK. THENCE LEAVING THE CREEK S 04 DEGREES 30' 00" E 329.63' TO A LARGE LOCUST TREE IN A FENCE ROW. THENCE WITH SAID FENCR ROW S 78 DEGREES 20' 21" W 154.71 TO THE MARGIN OF OLD POND CREEK ROAD. THENCE WITH THE EASTERLY MARGIN OF OLD POND CREEK ROAD TO THE FOLLOWING CALLS: N 58 DEGREES 24' 20" W 79.83' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING AN ANGLE OF 07 DEGREES 51' 53", A RADIUS OF 702.37' AND A LENGTH OF 96.41. THENCE N 50 DEGREES 32' 27" W 110.15 TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING AN ANGLE OF 22 DEGREES 05' 23" W 69.57 TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING AN ANGLE OF 52 DEGREES 52' 16", A RADIUS OF 115.80 AND A LENGTH OF 106.85. THENCE N 24 DEGREES 46' 41" E 97.54' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING AN ANGLE OF 23 DEGREES 26' 19", A RADIUS OF 216.04' AND A LENGTH OF 88.37'. THENCE N 48 DEGREES 12' 57" E 68.06' TO THE POINT OF BEGINNING CONTAINING 35.08 ACRES MORE OR LESS. DESCRIBED 35.08 ACRE TRACT BEING ALL OF A 5 ACRE TRACT (BOOK 4864, PAGE 519) AND A PORITON OF THE H.A. BENNETT TRACT (BOOK 1454, PAGE 608), REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SURVEY DATED 6/21/88 BY GREGORY UNDERWOOD, #1299.

TRACT II:

A PARCEL OF LAND IN THE 8TH CIVIL DISTRCIT OF SAID COUNTY, DESCRIBED ACCORDING TO SURVEY MADE BY S.H. HUTCHISON, SURVEYOR, NOVEMBER 9, 1968, AS FOLLOWS:

BEING ON THE EASTERLY SIDE OF THE OLD CREEK ROAD, AND BEING A PORTION OF THE H. A. BENNETT LAND OF RECORD IN BOOK 25984, PAGE 579. REGISTER'S OFFICE FOR SAID COUNTY, BEGINNING AT A POINT IN THE OLD POND CREEK ROAD AND SAM LEWIS LINE, SAME BEING THE SOUTHWESTERLY CORNER OF THE HOWARD MARTIN TRACT, LARGE RED OAK POINTER ON EASTERLY MARGIN OF ROAD; THENCE WITH THE MARIN LINE, SOUTH 89' EAST 132 FEET TO A DOUBLE TAN OAK; THENCE LEAVING THE MARIN LINE, SOUTH 47' EAST 379 FEET TO A WHITE OAK TREE; THENCE SOUTH 4' 30" EAST 386.5 FEET, MORE OR LESS, TO A LARGE LOCUST TREE IN A FENCE AND SAM L. LEWIS LINE; THENCE WITH SAID FENCE AND THE LEWIS LINE, SOUTH 73' WEST 197 FEET TO A POINT IN THE OLD POND CREEK ROAD AND THE SAM L. LEWIS LINE, AS FOLLOWS:

59' WESET 99 FEET; THENCE NORTH 53' WEST 132 FEET; THENCE NORTH 28' EAST 136 FEET MORE OR LESS, TO POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED HEREFROM IS A 5.34 ACRE TRACT HAVING BEEN CONVEYED TO LARRY R. CANTRELL AND WIFE, ADRIANA C. CORNADO BY QUITCLAIM DEED DATED MAY 14, 2015, OF RECORD IN INSTRUMENT NO. 20150414-

0044398, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RECORD REFERENCE IS HERE MADE TO SAID INSTRUMENTS FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY EXCLUDED FROM THIS CONVEYANCE.

THIS CONVEYANCE IS MADE SUBJECT TO SUBJECT TO A LIFE ESTATE RETAINED FOR ANNETTE BENNETT TO THE FOLLOWING DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY LOCATEED IN THE 35TH 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: 10-03-11, AS FOLLOWS:

BEGINNING AT A SET IRON ROD NEAR AN OLD STUMP AND THE COMMON CORNER OF ALLYSON KREBS (INSTR: 200408090095461);

THENCE WITH SAID KREBS N 89 DEGREES 05 MINUTES 04 SECONDS E A DISTANCE OF 102.97 FEET TO THE REMNANTS OF AN OLD FENCE IN THE EAST SIDE OF A 48 INCH DOUBLE OAK TREE;

THENCE N 34 DEGREES 08 MINUTES 32 SECONDS E A DISTANCE OF 181.48 FEET TO A 36 INCH WHITE OAK;
THENCE N 15 DEGREES 05 MINUTES 10 SECONDS E A DISTANCE OF 463.65 FEET TO AN EXISTING PIPE NEAR THE SOUTH EDGE OF A GRAVEL ACCESS ROAD KNOWN AS ORCHARD ROAD
AND COMMON CORNER TO EDITH MAXINE HILL (BOOK 2437, PAGE 231);
THENCE WITH SAID HILL N 70 DEGREES 04 MINUTES 13 SECONDS E A DISTANCE OF 147.54 FEET TO A SET IRON ROD;
THENCE WITH A NEW LINE AND SEVERING THE PROEPRTY DESCRIBED IN BOOK 9017, PAGES 728-730, S 18 DEGREES 43 MINUTES 20 SECONDS E A DISTANCE OF 666.97 FEET TO A 16 INCH TREE;
THENCE S 84 DEGREES 23 MINUTES 13 SECONDS W A DISTANCE 0F 577.45 FEET TO A SET IRON ROD;
THENCE S 89 DEGREES 05 MINUTES 04 SECONDS W A DISTANCE OF 149.20 FEET TO A SET IRON ROD 25 FEET FROM THE CENTER LINE OF OLD POND CREEK ROAD;
THENCE N 48 DEGREES 12 MINUTES 57 SECONDS E A DISTANCE OF 61.13 FEET TO A SET IRON ROD NEAR AN OLD STUMP WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 222156 SQUARE FEET, 5.10 ACRES.

BEING THE SAME PROPERTY CONVEYED TO TAMMY RUSSELL AND ANNETTE BENNETT, RETAINING A LIFE ESTATE IN THE ABOVE DESCRIBED PORTION OF THE PROPERTY, BY QUITCLAIM DEED FROM TAMMY RUSSELL, INDIVIDUALLY AND AS EXECUTOR OF THE STATE OF HENRY ELRIDGE BENNETT, RECORDED ON JULY 13, 2021, OF RECORD IN INSTRUMENT NO. 20210713-0094190, REGSTER'S OFFICE FOR DAVIDSON COUNTY,

TN.

BEING A PORTION OF THE PROPERTY CONVEYED TO HENRY ELDRIGE BENNETT AND WIFE, PATRICIA BENNETT, BY QUITCLAIM DEED FROM MINNIE KATHERINE BENNETT, RECORDED ON JULY 19, 1993, OF RECORD IN BOOK 9017, PAGE 728, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

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 GRANTEES, 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 29th day of September, 2021.

Annette Bennett (SEAL)
Annette Bennett

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Annette Bennett** , the within named bargainor, 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 this 29th day of September, 2021.

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 3-8-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of September, 2021.

Notary Public
My commission expires: 3-8-22

File # 2021-3412

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, John A. Bell Jr., 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 Sept. 29 2021 (date of document).

Tegra Sullt
Affiant Signature

OCT. 4 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 4 day of OCT., 2021.

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Yeah Moore
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL