Karen Johnson Davidson County
Batch# 755561 DEEDQC
11/16/2021 11:54:21 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211116-0152409

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in the preparation of this quitclaim deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

William Joseph Jackson
Affiant

Subscribed and sworn to before me, this 15 day of November, 2021.

Notary Public

My Commission Expires: 3 March 2024

This is a gift conveyance from William Joseph Jackson and Joanne B. Jackson.

AMY L. CAMPBELL
STATE TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2024

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carter Thomas Jackson 595 Hidden Acres Drive Madison, TN 37115	New Owner	Part of: 063 00 0 019.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **William Joseph Jackson and Joanne B. Jackson, husband and wife** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Carter Thomas Jackson**, her heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Beginning at an iron pin (new), in the westerly margin of Neely's Bend Road, said iron pin being located from a pipe (old), in the westerly margin of Neely's Bend Road, the southeast corner of a tract of land which belongs to Lewis L. Lasko, having a deed reference in I.N. 20160108-0002037, RODCT,

S 15°01'25" E, 171.23 feet, **to the point of beginning,** the most easterly northeast corner of this tract and continuing, as follows:

S 15°01'25" E, 30.34 feet to an iron pin (new), in the westerly margin of Neely's Bend Road, the northeast corner of a tract of land which belongs to Charles Fox, having a deed reference in I.N. 20070125-0010047, RODCT;

thence with the boundary of said tract of land which belongs to Charles Fox, as follows:

S 83°36'30" W, passing a pipe (old) at 3.45 feet, and continuing on in all, 339.36 feet to an iron pin (new);

thence, S 11°16'59" E, passing a common corner of said tract of land which belongs to Charles Fox and a tract of land which belongs to Lanny D. Phillips, having a deed reference in Deed Book 7395, Page 3, RODCT, and continuing on in all, 333.50 feet to an iron pin (new), the southwest corner of said tract of land which belongs to Lanny D. Phillips, in the northerly boundary of a tract of land which belongs to George W. Livingston, having a deed reference in I.N. 20130718-0074564, RODCT;

thence with the boundary of said tract of land which belongs to George W. Livingston, as follows:

S 81°23'06" W, 74.08 feet to an iron pin (old);

thence, S 76°58'26" W, 23.48 feet to an iron pin (old);

thence, S 89°02'19" W, 130.63 feet to an iron pin (new);

thence, S 84°16'46" W, 147.61 feet to an iron pin (old), a common corner of said tract of land which belongs to George W. Livingston, and a tract of land which belongs to William T. Beck, having a deed reference in Deed Book 8679, Page 687, RODCT;

thence with the boundary of said tract of land which belongs to William T. Beck, as follows:

S 83°35'01" W, 274.86 feet to an iron pin (old);

thence, S 83°30'25" W, 217.29 feet to an iron pin (old), a common corner of said tract of land which belongs to William T. Beck, and a tract of land which belongs to Brett Carter, having a deed reference in I.N. 20130718-0074562, RODCT;

thence with the boundary of said tract of land which belongs to Brett Carter, as follows:

S 82°07'16" W, 461.26 feet to a fence post (old);

thence, S 21°06'08" W, 51.49 feet to a 3 inch diameter spike;

thence, S 19°46'30" W, 296.65 feet to an iron pin (new);

thence, S 08°26'58" W, 168.31 feet to an iron pin (old), a common corner of said tract of land which belongs to Brett Carter, and a second tract of land which belongs to Brett Carter, having a deed reference in I.N. 20130718-0074562, RODCT;

thence, S 81°57'44" W, passing a witness pin (new) at 900.66 feet, and continuing on in all, 950.66 feet to a point in the easterly side of the Cumberland River, at the 396.50 foot contour, according to the Cheatham Lock and Dam Project-Deed Book 2275, Page 597, RODCT, a corner of said second mentioned tract of land which belongs to Brett Carter;

thence generally with the 396.50 foot contour, as follows:

N 03°49'09" E, 114.68 feet;

thence, N 04°41'23" W, 96.84 feet;

thence, N 32°15'26" E, 32.89 feet;

thence, N 55°26'12" W, 49.64 feet;

thence, N 03°47'13" W, 89.46 feet;

thence, N 38°02'26" E, 40.18 feet;

thence, N 10°53'52" E, 59.76 feet;

thence, N 16°12'00" W, 35.84 feet;

thence, N 06°55'43" W, 133.78 feet;

thence, N 10°53'52" E, 59.76 feet;

thence, N 01°26'54" W, 209.79 feet;

thence, N 17°09'56" W, 60.64 feet;

thence, N 04°03'08" W, 80.35 feet, to a point on the easterly side of the Cumberland River, at the 396.50 foot contour, a corner of a tract of land which belongs to Aaron Adams, having a deed reference in I.N. 20060222-0020780, RODCT;

thence, N 83°44'26" E, passing a witness pin (new), at 50.00 feet, and continuing on, passing a common corner of said tract of land which belongs to Aaron Adams, and a second tract of land which belongs to Aaron Adams, having a deed reference in I.N. 20060222-0020780, RODCT, according to Tax Assessor's Office for Davidson County, Tennessee, and continuing on in all, 779.56 feet to an iron pin (old), a common corner of said second mentioned tract of land which belongs to Aaron Adams, and a tract of land which belongs to Ronnie E. McCrary, having deed references in Deed Book 5936, Page 167 and Deed Book 5210, Page 182, RODCT;

thence, N 82°37'59" E, passing a common corner of said tract of land which belongs to Ronnie E. McCrary, and a tract of land which belongs to Joe McCrary, Jr., having a deed reference in I.N. 2006121-0144756, RODCT, and continuing on passing a common corner of said tract of land which belongs to Joe McCrary, Jr., and a tract of land which belongs to Jackie Wayne McCrary, having a deed reference in I.N. 20120628-0056951, RODCT, and continuing on in all, 654.12 feet to a large fence post (old), a common corner of said tract of land which belongs to Jackie Wayne McCrary, and a tract of land which belongs to Kent B. Collier, having a deed reference in Deed Book 9683, Page 459, RODCT;

thence, N 83°18'42" E, 326.38 feet to a pipe (old), a common corner of said tract of land which belongs to Kent B. Collier, and said tract of land which belongs to Lewis L. Lasko;

thence, N 83°05'05" E, 430.33 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Lewis L. Lasko;

thence with a new line, as follows:

S 06°54'55" E, 250.00 feet to an iron pin (new);

thence, S 74°25'53" W, 595.56 feet to an iron pin (new);

thence, S 06°24'59" E, 144.00 feet to an iron pin (new);

thence, N 83°30'25" E, 145.01 feet to an iron pin (new);

thence, N 83°35'01" E, 275.06 feet to an iron pin (new);

thence, N 84°16'46" E, 149.04 feet to an iron pin (new);

thence, N 89°02'19" E, 128.70 feet to an iron pin (new);

thence, N 76°58'26" E, 21.47 feet to an iron pin (new);

thence, N 81°23'06" E, 43.81 feet to an iron pin (new);

thence, N 11°16'59" W, 334.75 feet to an iron pin (new);

thence, N 83°36'30" E, 367.48 feet, to the point of beginning, containing **35.40 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated August 31, 2020, revised October 15, 2021.

The above described tract of land is served by a 30' Ingress, Egress and Utility easement, which is described, as follows:

30' Ingress, Egress and Utility Easement

Beginning at a pipe (old), in the westerly margin of Neely's Bend Road, the southeast corner of a tract of land which belongs to Lewis L. Lasko, having a deed reference in I.N. 20160108-0002037, RODCT, the northeast corner of this tract and continuing, as follows:

S 15°01'25" E, 30.30 feet to a point, in the westerly margin of Neely's Bend Road;

thence with a new line, as follows:

S 83°05'05" W, 494.27 feet;

thence, N 06°54'55" W, 30.00 feet, to an iron pin (new), in the southerly boundary of said tract of land which belongs to Lewis L. Lasko;

thence, N 83°05'05" E, 490.00 feet, to the point of beginning, containing **0.34 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated August 31, 2020, revised October 15, 2021.

The above described tracts of land and easement may be found on Tax Map 63, Parcel 19, in the Tax Assessor's Office for Davidson County, Tennessee.

Being part of the same property conveyed to William Joseph Jackson and Joanne B. Jackson, husband and wife from Forrest Pate by Warranty Deed recorded on May 26th, 2020 in Instrument No. 20200526-0054053, in the Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 day of November 2021.

William Joseph Jackson

Joanne B. Jackson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Joseph Jackson and Joanne B. Jackson**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of November 2021.

Notary Public

My Commission Expires: 3/6/2024

AMY L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
March 6, 2024