This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 782624 DEEDQC
01/03/2022 09:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220103-0000165

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Richard Joe Casey 9197 Reston Ct. Brentwood, TN 37027	NEW OWNER	Map 121, Parcels 197, 214, 244 & 139 Map 135, Parcel 346

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, **Richard Joe Casey, widower** "the Grantors," conveys and quitclaims unto **Jason B. Casey and Wendy Michelle Gadsey, Trustees of the Richard Joe Casey Irrevocable Trust dated November 4, 2021** "the Grantees," the following described real estate in Davidson County, Tennessee:

A tract of land lying and being situated in the Second Civil District of Davidson County, Tennessee, located east of and adjacent to Reynolds Road, and including a portion of Lot 1, as shown on the Plan entitled "Joe Casey Property", recorded in Plat Book 5050, page 37, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a concrete monument found in the easterly right-of-way of Reynolds Road at the northeast corner of the M. Lee Barrett, Jr. property, described in the deed recorded in Book 10068, page 523, said Register's office, said point laying North 75 degrees, 23 minutes, 26 seconds East 96.44 feet from a concrete monument at Barrett's Northwest corner, thence with the east right-of-way of Reynolds Road and a curve concave to the northwest, having a radius of 172.07 feet and a central angle of 70 degrees, 07 minutes, 38 seconds, and being subtended by a chord which bears North 31 degrees, 43 minutes, 18 seconds East 197.70 feet; thence northeasterly and northerly along said curve, a distance of 210.60 feet to a ½" diameter re-bar pin with cap set, thence North 03 degrees, 20 minutes, 31 seconds West tangent to said curve, a distance of 198.56 feet to a ½" diameter re-bar pin with cap set, the beginning of a curve tangent to said line; thence northerly and northwesterly a distance of 166.32 feet along the curve concave to the west, having a radius of 270.00 feet and a central angle of 35 degrees, 17 minutes, 38 seconds; thence North 38 degrees, 38 minutes, 09 seconds West tangent to said curve, a distance of87.60 feet to a ½" diameter re-bar pin with cap set at the beginning of a curve tangent to said line; thence northwesterly and northerly a distance of 84.09 feet along the curve concave to the northeast, having a radius of 250.00 feet and a central angle of 19 degrees, 16 minutes, 17 seconds to a ½" diameter re-bar pin with cap set at a point of cusp; thence leaving the right-of-way of Reynolds Road, South 85 degrees, 53 minutes, 32 seconds East, a distance of 752.39 feet to a ½" diameter re-bar pin found; thence South 85 degrees, 53 minutes, 32 seconds East, a distance of 967.31 feet to a ½" diameter re-bar pin found; thence South 85 degrees, 16 minutes, 24 seconds East, a distance of 288.58 feet to a ½" diameter re-bar pin found; thence South 85 degrees, 46 minutes, 34 seconds East, a distance of 289.95 feet to a ½" diameter re-bar pin found; thence South 84

degrees, 23 minutes, 42 seconds East, a distance of 531.82 feet to a ½" diameter re-bar pin found at the northwest corner of the Theodore J. Vaughn property, described in the deed recorded in Book 10440, page 492, said Register's Office; thence, with a fence, South 05 degrees, 47 minutes, 10 seconds West, a distance of 691.64 feet to a ½" diameter re-bar pin with cap set; thence South 88 degrees, 45 minutes, 33 seconds East, a distance of 503.39 feet to a ½" diameter re-bar pin with cap set; thence South 04 degrees, 42 minutes, 36 seconds West, a distance of 205.00 feet to a ½" diameter re-bar pin with cap set; thence South 84 degrees, 22 minutes, 03 seconds East, a distance of 327.72 feet to a ½" diameter re-bar pin with cap set; thence North 83 degrees, 07 minutes, 57 seconds East, a distance of 620.00 feet to a ½" diameter re-bar pin with cap set; thence North 70 degrees, 37 minutes, 57 seconds East, a distance of 519.39 feet to a ½" diameter re-bar pin with cap set; thence North 85 degrees, 28 minutes, 45 seconds East, a distance of 212.14 feet to a ½" diameter re-bar pin with cap set in the west right-of-way of the Ned Shelton Road; thence with said right-of-way, South 31 degrees, 35 minutes, 36 seconds West, a distance of 135.00 feet to a ½" diameter re-bar pin found; thence leaving the right-of-way and running with a fence and the north boundary of the Buford Jones property, described in the deed recorded in Book 4055, page 480, said Register's Office, North 76 degrees, 31 minutes, 34 seconds West, a distance of 147.32 feet to a Cedar Tree at a fence corner; thence with the fence, South 46 degrees, 24 minutes, 21 seconds West, a distance of 605.73 feet to a ½" diameter re-bar pin with cap set at a fence intersection; thence continuing with the fence North 85 degrees, 00 minutes, 14 seconds West, a distance of 963.25 feet to a ½" diameter re-bar pin found; thence South 05 degrees, 46 minutes, 50 seconds West, a distance of 516.29 feet to a ½" diameter re-bar pin found in the north boundary of the Robert Bruce Long property, described in the deed recorded in Book 10928, page 993, said Register's Office, at a fence corner; thence North 84 degrees, 48 minutes, 45 seconds West, a distance of 544.74 feet to a ½" diameter re-bar pin found at the northeast corner of the Lucky Christian Maze property, described in the deed recorded in Book 5280, page 790, said Register's Office; thence North 79 deg., 25 minutes, 50 seconds West, a distance of 739.69 feet to a ½" diameter re-bar pin with cap set at a fence; thence South 80 degrees, 16 minutes, 03 seconds West, a distance of 95.45 feet to a ½" diameter re-bar pin found at a fence corner; thence North 74 degrees, 27 minutes, 36 seconds West, a distance of 143.32 feet to a ½" diameter re-bar pin found at Maze's northwest corner; thence South 18 degrees, 42 minutes, 22 seconds West, a distance of 352.74 feet to a ½" diameter re-bar pin with cap set at a fence corner; thence continuing with the fence South 24 degrees, 17 minutes, 10 seconds East, a distance of 302.65 feet to a ½" diameter re-bar pin with cap set; thence South 54 degrees, 54 minutes, 21 seconds East, a distance of 225.92 feet to a ½" diameter re-bar pin with cap set at the southwest corner of the Frances Darlene Smith property, described in the deed recorded in Book 5008, page 472, said Register's Office; thence South 41 degrees, 19 minutes, 13 seconds East, a distance of 217.82 feet to a ½" diameter re-bar pin with cap set at the northwest corner of the Dilmus Eugene Smith property, described in the deed recorded in Book 4896, page 923, said Register's Office; thence South 27 degrees, 47 minutes, 50 seconds East, a distance of 166.20 feet to a ½" diameter re-bar pin with cap set; thence south 16 degrees 45 minutes, 58 seconds East, a distance of 121.41 feet to a ½" diameter re-bar pin with cap set; thence South 6 degrees, 52 minutes, 21 seconds West, a distance of 20.00 feet; thence South 70 degrees 04 minutes, 53 seconds East, a distance of 10.00 feet to a fence corner; then South 19 degrees, 55 minutes, 07 seconds West, a distance of 83.69 feet to a ½" diameter re-bar pin with cap set on the west side of a 50 foot easement for ingress and egress; North 16 degrees, 45 minutes, 58 seconds West, a distance of 208.00 feet to a ½" diameter re-bar pin with cap set; thence North 27 degrees, 47 minutes, 50 seconds West, a distance of 155.44 feet to ½" diameter re-bar pin with cap set; thence North 41 degrees, 19 minutes, 13 seconds West, a distance of 205.94 feet to a ½" diameter re-bar pin with cap set; thence North 54 degrees, 54 minutes, 21 seconds West, a distance of 233.65 feet to a ½" diameter re-bar pin with cap set; thence North 24 degrees, 17 minutes, 10 seconds West, a distance of 228.60 feet to a ½" diameter re-bar pin with cap set at a fence corner, thence North 60 degrees, 11 minutes, 07 seconds West, a distance of 414.68 feet to a ½" diameter re-bar pin with cap set at

a fence corner; thence North 88 degrees 42 minutes, 00 seconds West, a distance of 388.45 feet to a ½" diameter re-bar pin with cap set at the northwest corner of the Kenneth H. Peek, II property, described in the deed recorded in Book 8977, page 833, said Register's Office; thence South 02 degrees, 49 minutes, 36 seconds East, a distance of 291.36 feet to a ½" diameter re-bar pin with cap set; thence North 81 degree 19 minutes, 16 seconds West, a distance of 212.45 feet to a ½" diameter re-bar pin with cap set; thence South 38 degrees, 19 minutes, 38 seconds East, a distance of 575.00 feet to a ½" diameter re-bar pin with cap set; thence South 20 degrees, 32 minutes, 55 seconds East, a distance of 209.13 feet to a ½" diameter re-bar pin with cap set at a fence corner; thence North 85 degrees, 57 minutes, 35 seconds East, a distance of 246.30 feet to a ½" diameter re-bar pin found; thence North 85 degrees, 41 minutes, 19 seconds West, a distance of 178.59 feet to a 50' diameter Poplar tree; thence North 85 degrees, 47 minutes, 42 seconds West, a distance of 589.69 feet to a ½" diameter re-bar pin with cap set at the northwest corner of the Houston T. Ezell property, described in the deed recorded in Book 7017, page 70, said Register's Office; thence North 05 degrees, 36 minutes, 43 seconds East, a distance of 1088.28 feet to a ½" diameter re-bar pin found at the northeast corner of the Jerry N. Williams property, described in the deed recorded in Book 5901, page 887, said Register's Office; thence North 85 degrees, 37 minutes 46, seconds West, a distance of 415.57 feet to a ½" diameter re-bar pin found at the southeast corner of the Steven Velen property, described in the deed recorded in Book 8322, page 1, said Register's Office; thence North 08 degrees, 13 minutes, 30 seconds East, a distance of 209.21 feet to a ½" diameter re-bar pin found; thence North 18 degrees, 41 minutes, 48 seconds East, a distance of 408.16 feet to a ½" diameter re-bar pin with cap set at the southwest corner of the aforesaid M. Lee Barrett, Jr. property; thence North 73 degrees, 36 minutes, 35 seconds East, a distance of 217.01 feet to a ½" diameter re-bar pin found; thence North 03 degrees, 53 minutes, 24 seconds West, a distance of 146.24 feet to a ½" diameter re-bar pin found; thence North 21 degrees, 14 minutes, 52 seconds West, a distance of 143.14 feet to the Point of Beginning. Containing 143.828 ACRES, more or less. All as shown on DBS & Associates Engineering drawing entitled: Boundary Survey of a portion of the Joe & Mary Casey Property and a portion of the Jason Casey property", dated June 28, 1999.

Being the same property conveyed to Richard Joe Casey, and wife, Mary E. Casey, by Quitclaim Deed from Jerry A. Ballar, dated October 20, 2000, and recorded on October 25, 2000, as Instrument No. 20001025-0105980 in the Register's Office for Davidson County, Tennessee. Mary E. Casey having died on July 4, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

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.

| SIGNATURE PAGE FOLLOWS |

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 22 day of December, 2021.

(SEAL)
Richard Joe Casey

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said State and County, **Richard Joe Casey**, the within named Grantor, 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 22 day of December, 2021.

Notary Public
My commission expires: _____

SAMANTHA STEVENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-11-2025

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 10.00 .

(Affiant)

Notary Public My commission expires: _ _ _

SAMANTHA STEVENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-11-2025

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 12-22-2021 (date of document).

Signature

12-27-221
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27 day of December, 2021.

Notary Signature

My Commission Expires: 10-11-2025

SAMANTHA STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-11-2025