Karen Johnson Davidson County
Batch# 786930 DEEDQC
01/11/2022 09:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220111-0003181

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|---|---|
| **QUITCLAIM DEED** | STATE OF TENNESSEE}<br>COUNTY OF DAVIDSON}<br><br>The actual consideration or value, whichever is greater for this transfer is $0.00<br><br>Affiant<br><br>Subscribed and sworn to before me This 18 day of December, 2021.<br>Notary Public<br><br>My Commission Expires: 7/24/22 |

DEBBIE BEAIRD STATE OF TENNESSEE NOTARY PUBLIC CROCKETT COUNTY

1/24/2022

| Address New Owner as: | Tax Bill To: | Map/Parcel |
|---|---|---|
| William I. Yearwood, et. al.<br>4603 Gray Points Road<br>Joelton, TN 37080 | New Owners | Map ____, Parcel 028-00-068.00<br>028-00-083.00<br>028-00-055.00 |

**This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.**

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **William D. Yearwood** (hereinafter referred to as the "Grantor") do hereby quitclaim and convey unto **William I. Yearwood** (hereinafter referred to as "Grantee"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

**See attached legal description, Exhibit A, for a full and complete description of the real property being conveyed to the Grantee, which description is incorporated herein by this reference.**

**This unimproved real property on Grays Point Road Horton, Joelton, TN 37080, Davidson County, Tennessee.**

**Being the same real property conveyed to William I. Yearwood, William D. Yearwood and Kelley M. Yearwood by Warranty Deed from Harris A. Gilbert, Charles Gilbert,**

**Jr. and Charles Henry Gilbert by Warranty Deed of record in Instrument 20201118-0135548, Register's Office for Davidson County, Tennessee.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 18th day of December, 2021.

William D. Yearwood

STATE OF TENNESSEE}
COUNTY OF Crockett }

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named William D. Yearwood, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Maury City, Tennessee, this 18 day of December, 2021.

My Commission Expires: July 24, 2022

Notary Public

DEBBIE BEAIRD
STATE OF TENNESSEE NOTARY PUBLIC
CROCKETT COUNTY

# EXHIBIT A

COMPLETE LEGAL DESCRIPTION

Beginning at an iron rod in the southerly margin of Grays Point Road, said point being the northwest comer of the Ricky D. Clouse property of record in Book 7378, page 497, Register's Office for said County, said point also being the northerly most northeast corner of this tract; thence leaving the margin of said road and running with the westerly line of Clouse S 22° 44' 25" E 275.68 feet to an iron bar, said point being the southwest comer of Clouse; thence with the southerly line of Clouse N 88° 24' 39" E 246.93 feet to an iron rod in the westerly line of the Deborah A. Solomon property of record in Book 8322, page 9301 Register's Office for said County; thence with the westerly line of Solomon S 09° 41' 37" W. 1,635.02 feet to an iron pipe in the northerly line of the Thomas Cobble property of record in Book 4487, page 885, Register's Office for said County, said point being the southeast comer of this tract; thence with the northerly line of Cobble N 85° S4' 38" W ·123.65 feet to an iron pipe said point being the northwest corner of Cobble and the northeast comer of the John Thomas Ervin property of record in Book 3931, page 207, Register's Office for said County; thence with the northerly line of Ervin N 85° 54' 38" W 434.11 feet to an iron rod, said point being the southwest corner of this tract; thence leaving the northerly line of Ervin and running N 09° *05'* 27" W 62.93 feet to a point; thence N 42° 09' 39" W 79.69 feet to a point; thence N 16° 27' 02" W 168.39 feet to a point; thence N 38° 02' 35" W 73.69 feet to a point, said point being the southeast comer of the Bertie Pemberton property of record in Book 3803, page 876, Register's Office for said County; thence with the easterly line of Pemberton N 04° 58' 24" W 177.44 feet to a point; thence continuing N 07° 25' 32" W 421.37 feet to a point; thence continuing N 06° 42' 27" W 130.77 feet toan iron pipe, said point being the northeast comer of Pemberton and the southeast corner of the Earl Dean Winters property of record in instrument No. 200009050087592, Register's Office for said County; thence with the easterly line of Winters N 19°.18' 52" E 163.45 feet to an iron rod; thence continuing N 18° 31 ' 56" W 198.55 feet to an iron rod in the southerly margin of Grays Point Road, said point being the northeast comer of Winters ,and the northwest comer of this tract; thence with the southerly margin of said road N 63° 23' 52" E 149.80 feet to an iron rod, said point being the northwest corner of the William W. Blankenship property of record in Book 11126, page 33, Register's Office for said County; thence with the westerly line of Blankenship S 12° 44' 19" E 307.89 feet to an iron rod, said point being the southwest corner of Blankenship; thence with the southerly line of Blankenship N 61° 54' 18" E 134.00 feet to an iron pipe, said point being the southeast comer of Blankenship; thence with the easterly line of Blankenship N 12° 44' 19" W 307.59 feet to an iron rod in the southerly margin of Grays Point Road, said point being the northeast comer of Blankenship; thence with the southerly margin of said road N 60° 50' 50" E 211.80 feet to a point; thence continuing N 60° 33', 05" E 242.53 feet to a point 'at the beginning of a right curve; thence with the curve having a Delta of 7° 21' 25", a Radius of 935.87 Feet, and a Tangent 120.17 feet to the point of beginning and containing 32.32 acres more or less.

# Certificate of Authenticity

I, Robert J. Nuttall III, do herby 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 12/18/21.

AFFIANT SIGNATURE  Date 1/4/22

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 4th day of January, 2022.

NOTARY'S SIGNATURE

My Commission Expires:

Notary's Seal:

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024