Karen Johnson Davidson County
Batch# 856050 DEEDQC
05/16/2022 11:52:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220516-0056007

This instrument prepared by:
Martha Brooke Perry, Attorney at Law
BALTHROP, PERRY, & NOE, PLLC
102 Boyd Street, PO Box 82
Ashland City, TN 37015

Kenneth David Phillips & Wanda J. Phillips

TO: Kenneth David Phillips and
Wanda J. Phillips
5304 Old Hickory Blvd.
Nashville, TN 37218

MAP & PARCELS:
05700002700 & 057000011300 &
05700002800

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For and in consideration of our desire to combine our three tax parcels into one tax parcel identified as Map and Parcel 05700002700 for the purpose of running a water line, we, Kenneth David Phillips and Wanda J. Phillips, do by these presents quitclaim and convey unto Kenneth David Phillips and Wanda J. Phillips, all our right, title, and interest in and to the following described property located in Davidson County, Tennessee:

Tract One: Map and Parcels 05700002700 & 057000011300
A tract of land in the 13th Civil District, formerly 25th Civil District of Davidson County, Tennessee, beginning at an iron pin set at the northeast corner of a 5.00 acre, more or less, tract conveyed to David B. Reeder and John Norman Richardson by deed recorded as Instrument No. 20030722-0102663 in the Register's Office of Davidson County, Tennessee; thence, leaving Reeder and Richardson north 61 deg. 29' 39" east 91.44 feet to an elm tree; thence, north 21 deg. 29' 39" east 350.00 feet to a stake; thence north 02 deg. 59' 39" east 830.00 feet to a point; thence, north 68 deg. 14' 20" east 49.50 feet to a pin oak and sourwood; thence, north 52 deg. 59' 39" east 404.25 feet to an elm tree; thence, north 83 deg. 29' 39" east 396.00 feet to an ash stump; thence, south 75 deg. 30' 21" east 273.90 feet to a hickory tree; thence, south 44 deg. 00' 21" east 270.60 feet to two small hickories; thence, south 74 deg. 00' 21" east 528.00 feet to a cedar tree and elm tree; thence, south 02 deg. 30' 21" east 450.78 feet to an elm tree; thence, south 27 deg. 44' 29" west 409.20 feet to a stone and three hickory pointers on a high ridge; thence, south 71 deg. 29' 39" west 878.62 feet to a point; thence, south 64 deg. 29' 39" west 165.00 feet to a point; thence, south 73 deg. 59' 39" west 297.00 feet to a point; thence, south 50 deg. 59' 39" west 144.38 feet to a point; thence, south 86 deg. 59' 39" west 92.40 feet to a point; thence, south 71 deg. 08' 22" west 282.14 feet to a point; thence, south 79 deg. 09' 25" west 80.64 feet to an iron pin at the southeast corner of said Reeder and Richardson; thence, with Reeder and Richardson's east line north 02 deg. 18' 21" east 350.67 feet to the point of beginning, and containing 54.1 acres, more or less.

Also included herewith is the Easement of record at Instrument No. 20040426-0046843, said Register's Office.

Being the same property conveyed to Kenneth David Phillips and Wanda J. Phillips by Quitclaim Deed from Brenda Montgomery dated February 7, 2020, and recorded February 13, 2020, of record at Instrument No. 20200213-0016731, Register's Office of Davidson County, Tennessee.

Tract Two: Map and Parcel 05700002800
Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

On the east side of Sulphur Creek about three-fourths mile north of the Hydes Ferry Pike, and being more particularly described as follows: Beginning at a point in the center of Sulphur Creek opposite a crooked sycamore tree, the southwest corner of a tract of land conveyed by W. R. Hyde and Wee Hyde to Benjamin F. Young by deed of record in Book 149 at page 448 in the Register's Office of Davidson County, Tennessee; thence with the line of the said tract of land south 78 degrees east 18 poles to a mulberry tree on the bank of a branch; thence north 81.50 degrees east 10.8 poles; thence north 84.50 degrees east 20 poles to a point opposite a large elm marked as a pointer; thence north 70 degrees east 38 poles; thence north 71.50 degrees east 18 poles; thence north 87.50 degrees east 5.6 poles; thence north 51.50 degrees east 8.75 poles; thence north 74.50 degrees east 18 poles; thence north 65 degrees east ten poles to a point in the said branch; thence north 72 degrees east 53.25 poles to a stone corner on top of a ridge, three hickory pointers; thence with the top of the ridge south 14.50 degrees west 33.6 poles to a white oak; thence south 31.50 degrees west 16.32 poles south 57 degrees west 9.32 poles, north 77 degrees west 16 poles; north 87 degrees west 9.5 poles to a stone on top of the ridge at G. W. Hicks' northeast corner; thence with his line south 73 degrees west eleven poles to a hickory; thence south 50.50 degrees west 13 poles to a pin oak; thence south 71.50 degrees west 16 poles to a hickory; thence south 62 degrees west 18 poles to a hickory; thence south 77 degrees west 28 poles to a hickory; thence south 74 degrees west twelve poles to a chestnut oak; thence down the ridge north 84.50 degrees west 59 poles to the center of Sulphur Creek, opposite a dead sycamore, at the said Hicks' northwest corner; thence with the center of Sulphur Creek northwardly 33 poles more or less, to the beginning, containing 39 acres more or less.

Being the same property conveyed to Kenneth D. Phillips and wife, Wanda J. Phillips by deed from Calvin C. Veach and wife, Lois J. Veach dated September 30, 1993, and recorded October 1, 1993, of record at Book 9099, page 373, Register's Office of Davidson County, Tennessee.

Kenneth D. Phillips and Kenneth David Phillips are one and the same person.

The purpose of this deed is to combine three tax parcels into one tax parcel.

This conveyance is made subject to such liens, encumbrances, restrictions or other matters as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 13 day of May, 2022.

Kenneth David Phillips
KENNETH DAVID PHILLIPS

Wanda Phillips
WANDA J. PHILLIPS

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, KENNETH DAVID PHILLIPS and WANDA J. PHILLIPS, the within named bargainors, 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, at office this the 13 day of May, 2022

Cyndi Reeder
NOTARY PUBLIC

My Commission Expires: 9-8-2024

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration for this transfer is $0.00.

Kenneth Ward Phillips
Grantee or Affiant

SWORN TO AND SUBSCRIBED before me
this the 13 day of May ,2022.

Cyndi Reeder
NOTARY PUBLIC

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 9-8-2024

THIS DEED WAS PREPARED WITH INFORMATION SUPPLIED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THIS DEED AND THUS, NO ADVICE, OPINION, OR WARRANTY AS TO THE STATUS OF TITLE IS RENDERED BY THE PREPARER.