Karen Johnson Davidson County
Batch# 905622 DEEDQC
08/19/2022 03:03:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220819-0094143

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:
Rhonda M. West, Trustee of
The Hanna Elizabeth Tipton
Legacy Trust
5242 Lysander Lane
Brentwood, TN 37027

Send Tax Bill To:
Rhonda M. West, Trustee of
The Hanna Elizabeth Tipton
Legacy Trust
5242 Lysander Lane
Brentwood, TN 37027

Parcel ID Number:
Map 155
Parcel 53

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Rhonda M. West, as Trustee of The Hanna Elizabeth Tipton Legacy Trust U/A Dtd. 3/10/22**, as Grantor, by these presents does hereby quitclaim and convey unto **Rhonda M. West, as Trustee of The Hanna Elizabeth Tipton Legacy Trust U/A Dtd.** 08/15/**22,** as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), and more fully described on Exhibit "A" hereto.

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; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 15th day of August, 2022.

Rhonda M West
RHONDA M. WEST, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Heather L. Gregory, a Notary Public in and for said County, **Rhonda M. West**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of August, 2022.

HEATHER L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Heather L. Gregory
Notary Public

My Commission Expires: 5/5/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Rhonda M West

RHONDA M. WEST

Subscribed and sworn to before me, this 15 day of August 2022.

HEATHER L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Heather L. Gregory
Notary Public

My Commission Expires: 5/5/25

1153100.020.mnb.Proposed Quitclaim Deed - 12 acre Portion

EXHIBIT "A"

Land in Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin in the west right of way of McCrory Lane, said point being the State of Tennessee's northeasterly corner, as of record in Deed Book 9310, Page 498, Register's Office for Davidson County, Tennessee, said point also being the southeasterly corner of the herein described tract, thence leaving said right of way and with the State of Tennessee's northerly line North 59°52'02" West 992.56 feet to a wood fence post at the northeast corner of Rhonda M. West, as of record in Instrument Number 20180509-0044679, R.O.D.C., TN; thence with Rhonda M. West's north property line North 82°09'42" West 604.76 feet to an iron pin; thence North 83°59'38" West 1,088.12 feet to an iron pin in the east line of Rhonda M. West, as of record in Instrument Number 20180509-0044680, R.O.D.C., TN, said point being the southwesterly corner of the herein described tract; thence with Rhonda M. West's east line North 06°58'46" East 451.00 feet to an iron pin at a fence post, said point being in the southerly line of John A. Schick, as of record in Instrument Number 20021104-0134889, R.O.D.C., TN, said point being the northwesterly corner of the herein described tract; thence with John A. Schick's southerly line South 79°34'09" East 1,741.34 feet to a T-Post at the northwesterly corner of John Schick, as of record in Instrument Number 20170316-0025593, R.O.D.C., TN; thence with John Schick's westerly line South 22°02'37" West 143.34 feet to an iron pin at the northwesterly corner of Rhonda Lynn Mungovan West, as of record in Instrument Number 20170316-0025595, R.O.D.C., TN; thence with West's lines South 20°05'00" East 191.29 feet to an iron pin; thence South 70°15'39" East 843.05 feet to an iron pin in the west right of way of McCrory Lane, said point being the northeasterly corner of the herein described tract; thence with said right of way South 08°11'28" West 232.11 feet to the point of beginning and containing 18.36 acres, more or less.

Being the same lands conveyed to Rhonda Lynn Mungovan West, as of record in Instrument Number 20091231-0118805, Register's Office for Davidson County, Tennessee. And being the same lands more recently conveyed by Rhonda M. West (being one and the same as Rhonda Lynn Mungovan West) to herself as Trustee of The Hanna Elizabeth Tipton Legacy Trust U/A Dtd. 3/10/22, as of record in Instrument Number 20220316-0030788, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THE CONVEYANCE IS A 6.35 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin in the west right of way of McCrory Lane, said point being the State of Tennessee's northeasterly corner, as of record in Deed Book 9310, Page 498, Register's Office for Davidson County, Tennessee, thence leaving said right of way and with the State of Tennessee's northerly line North 59°52'02" West 992.56 feet to a wood fence post at the northeast corner of Rhonda M. West, as of record in Instrument Number 20180509-0044679, R.O.D.C., TN; thence with Rhonda M. West north property line North 82°09'42" West 604.76 feet to an iron pin; thence North 83°59'38" West 438.79 feet to an iron pin, THE TRUE POINT OF BEGINNING; thence continuing with Rhonda M. West's north property line North 83°59'38" West 649.33 feet to an iron pin in the east line of Rhonda M. West , as of record in Instrument Number 20180509-0044680, R.O.D.C., TN, said point being the southwesterly corner of the herein described tract; thence with Rhonda M. West's east line North 06°58'46" East 451.00 feet to an iron pin at a fence post, said point being in the southerly line of John A. Schick, as of record in Instrument Number 20021104-0134889, R.O.D.C., TN, said point being the northwesterly corner of the herein described tract; thence with John A. Schick's southerly line South 79°34'09" East 650.42 feet to an iron pin, said point being the northeasterly corner of the herein described tract; thence leaving John A. Schick's line and with a new line South 06°58'46" West 400.82 feet to the TRUE POINT OF BEGINNING and containing 6.35 acres, more or less.