Karen Johnson Davidson County
Batch# 933370 DEEDQC
10/24/2022 01:59:56 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221024-0115367

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:
Hanna E. Tipton and Tyler M. Tipton
5242 Lysander Lane
Brentwood, TN 37027

Send Tax Bill To:
Hanna E. Tipton and Tyler M. Tipton
5242 Lysander Lane
Brentwood, TN 37027

Parcel ID Number:
Map 155
Parcels 53 and 291.00

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 **Hanna E. Tipton and Tyler M. Tipton,** as tenants in common, as Grantees, 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 24th day of October, 2022.

Rhonda M West, Trustee
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 20th day of Oct, 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 20th day of Oct, 2022.

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

Heather L. Gregory
Notary Public

My Commission Expires: 5/5/25

1153100.021.mnb.Final Quitclaim Deed – 21.36 Acres

EXHIBIT "A"

PARCEL 53

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 most recently conveyed to Rhonda M. West as Trustee of The Hanna Elizabeth Tipton Legacy Trust U/A Dtd. 3/10/22, as of record in Instrument Number 20220819-0094143, Register's Office for Davidson County, Tennessee.

PARCEL 291

That certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described as follows:

Being a tract of land as shown on property Map 155, Assessor's Office and Lying on McCrory Lane in Davidson County, Nashville, Tennessee, bounded in General by McCrory Lane on the East; Charles R. Mungovan, Sr. remainder on the South and West; Charles R. Mungovan, Sr. Estate Tract 1 on the North, more particularly described as follows:

Beginning at an iron pin set on the West side of McCrory lane (30' from the center), located N 07 degree 35' 48" E. 232.17' from an iron pin, the Northeast corner of the State of Tennessee (Nathez Trace Parkway) (Ref. Deed book 9310 page 498 R.O.D.C.), thence leaving McCrory Lane and with 2 new lines N70 degree 52'53"W 843.04' to an iron pin set; thence N 20 degree 42'27"W 191.34' to an iron pin set, the Southwest corner of Charles R. Mungovan, Sr. Estate Tract 1; thence with the South Line of said Tract 1, S 70 degree 52'53"E 935.50' to an iron pin set on the West side of McCrory Lane; thence leaving Tract 1, S 70 degree 52'53"E 935.50' to an iron pin set on the West side of McCrory Lane; thence leaving Tract 1 and with the West side of McCrory Lane; thence leaving Tract 1 and with the West side of McCrory Lane with a curve to the right having the following characteristics:

Delta=00 degree 57' 54"; Radius=925.00'; Arc=15.58"; Tangent=7.79'; Chord=S 07 degree 06'51" W 15.58' to an iron pin set; thence S 07 degree 35'48"W 134.42' to the point of beginning containing **3.00 acres**, more or less and being a portion of the Charles R. Mungovan, Sr. property as recorded in instrument #199912070 Page

300724 (Grantor Mary E. Smith) Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and Dated April 15, 2005.

Being the same property most recently conveyed to Rhonda M. West as Trustee of The Hanna Elizabeth Tipton Legacy Trust U/A Dtd. 3/10/22, by deed from Hanna E. Tipton and Tyler M. Tipton, as husband and wife, as Instrument No. 20220316-0094142, the Register's Office of Davidson County, Tennessee.