Karen Johnson Davidson County
Batch# 1002617 DEEDQC
05/12/2023 12:26:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230512-0035589

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 11 day of May, 2023.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public **Affiant**

My Commission Expires: 12/03/2024

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Robin White Jennifer White 157 Winslow Ct. Gallatin, TN 37066	Same as new owner.	Map 23 Parcels 156.00, p/o 61.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **MINNA WARE WHITE**, a single person, by these presents does hereby quitclaim and convey unto **ROBIN WHITE, AND WIFE JENNIFER WHITE.** their successors, heirs, and assigns, all her rights, title and interest in and to the following described tract of land:

Land in the 10th Civil District of Davidson County, Tennessee and being more particularly described according to a survey by by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated March 28, 2023.

Beginning at a 24 inch maple tree, a corner of a tract of land which belongs to Jeffrey T. Mosely, having a deed reference in Instrument Number (I.N.) 20161213-0130457, RODCT, said tree being located from an iron pin (new), in the westerly margin of Lickton Pike, the southeast corner of said tract of land which belongs to Jeffrey T. Mosely,

N 55°24'34" W, 316.33 feet;

thence, N 66°21'40" W, 170.40 feet;

thence, N 81°00'00" W, 259.11 feet, **to the point of beginning,** the northeast corner of this tract and continuing with a new line, as follows:

S 47°09'28" W, 998.73 feet to an iron pin (new), a corner of a tract of land which belongs to James D. White, Jr., having a deed reference in I.N. 20070719-0085801, RODCT;

thence, S 08°45'35" W, passing a common corner of said tract of land which belongs to James D. White, Jr., and a tract of land which belongs to Stephen G. Speshock, having deed references in I.N. 20070817-

00983690 and Deed Book 10901, Page 714, RODCT, and continuing on passing a common corner of said tract of land which belongs to Stephen G. Speshock, and a tract of land which belongs to Noble 'Dusty' Cummings, III, having a deed reference in I.N. 20180221-0016262, RODCT, and continuing on in all, 1458.94 feet to an iron pin (old), a corner of said tract of land which belongs to Noble 'Dusty Cummings, III, in the northerly boundary of a tract of land which belongs to Barry Campbell, having a deed reference in I.N. 20030613-0081804, RODCT;

thence, N 80°35'30" W, 250.00 feet to an iron pin (new), a corner of said tract of land which belongs to Barry Campbell, in the easterly boundary of a tract of land which belongs to John Douglas Hill, having a deed reference in Deed Book 11428, Page 453, RODCT;

thence, N 06°06'20" E, passing a common corner of said tract of land which belongs to John Douglas Hill, and a second tract of land which belongs to John Douglas Hill, having a deed reference in Deed Book 11428, Page 453, RODCT, and continuing on in all, 1459.61 feet to an iron pin (new), a common corner of said second mentioned tract of land which belongs to John Douglas Hill, and a tract of land which belongs to Michael G. Stewart, having a deed reference in I.N. 20220609-65837, RODCT;

thence with the boundary of said tract of land which belongs to Michael G. Stewart and generally with an existing fence line, as follows:

N 04°19'50" E, 97.17 feet to a 6 inch tree;

thence, N 07°57'57" E, 187.83 feet to a 10 inch maple tree;

thence, N 08°40'23" E, 365.18 feet to an iron pin (new);

thence, N 25°08'04" E, 111.50 feet to a 10 inch tree, a common corner of said tract of land which belongs to Michael G. Stewart, and said tract of land which belongs to Jeffrey T. Mosely;

thence, S 82°44'10" E, 917.44 feet, to the point of beginning, containing **20.63 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated March 28, 2023.

The above described tract of land is served by a 50' Ingress, Egress and Utility easement, which is described, as follows:

50' Ingress, Egress and Utility Easement

Beginning at an iron pin (new), in the westerly margin of Lickton Pike, said iron pin being located from an iron pin (new), in the westerly margin of said Pike, the southeast corner of a tract of land which belongs to Jeffrey T. Mosely, having a deed reference in Instrument Number (I.N.) 20161216-0130457, RODCT,

S 22°38'52" W, 339.88 feet, **to the point of beginning,** the northeast corner of this tract and continuing, as follows:

S 22°38'52" W, 50.05 feet to an iron pin (new), in the westerly margin of Lickton Pike;

thence with a new line, as follows:

N 69°59'26" W, 42.11 feet;

thence, N 75°19'49" W, 13.17 feet;

thence, S 65°20'24" W, 10.55 feet;

thence, S 46°28'03" W, 112.93 feet;

thence, S 37°39'37" W, 54.38 feet;

thence, S 38°26'05" W, 51.65 feet;

thence, S 52°06'07" W, 67.58 feet to an iron pin (new), in the northerly boundary of a tract of land which belongs to James D. White, Jr., having a deed reference in I.N. 20221020-0114433, RODCT;

thence, N 81°03'07" W 253.65 feet to an iron pin (old), a common corner of said tract of land which belongs to James D. White, Jr., and a second tract of land which belongs to James D. White, Jr., having a deed reference in I.N. 20070719-0085801, RODCT;

thence with a new line, N 21°07'08" W, 94.27 feet to an iron pin (new), a corner of said second mentioned tract of land which belongs to James D. White, Jr.;

thence with a new line, as follows:

N 00°23'01" E, 33.66 feet;

thence, N 30°13'47" W, 74.17 feet;

thence, N 16°58'54" W, 72.27 feet;

thence, N 32°26'43" W, 39.16 feet;

thence, N 48°02'10" W, 41.80 feet;

thence, N 57°48'37" W, 70.75 feet;

thence, N 31°37'16" W, 41.47 feet;

thence, N 21°04'21" W, 164.73 feet to an iron pin (new);

thence, N 47°09'28" E, 53.84 feet to an iron pin (new);

thence, S 21°04'21" E, 180.08 feet;

thence, S 31°37'16" E, 25.22 feet;

thence, S 57°48'37" E, 63.40 feet;

thence, S 48°02'10" E, 52.92 feet;

thence, S 32°26'43" E, 52.79 feet;

thence, S 16°58'54" E, 73.25 feet;

thence, S 30°13'47" E, 82.04 feet;

thence, S 00°23'01" W, 37.85 feet;

thence, S 21°07'08" E, 55.95 feet to an iron pin (new);

thence, S 81°03'07" E, 203.16 feet to an iron pin (new);

thence, N 52°06'07" E, 39.93;

thence, N 38°26'05" E, 45.32 feet;

thence, N 37°39'37" E, 57.90 feet;

thence, N 46°28'03" E, 125.09 feet;

thence, N 65°20'24" E, 36.73 feet;

thence, S 75°19'49" E, 33.37 feet;

thence, S 69°59'26" E, 46.75 feet, to the point of beginning, containing **1.41 acres,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated March 28, 2023.

The above described tract of land and ingress, egress and utility easement are a portion of the same property conveyed to James D. White, et ux, M.P. Ragan, in a deed of record which is recorded in Deed Book 4163, Page 864, Register's Office for Davidson County, Tennessee, (RODCT), and that property which was conveyed to Minna Ware White, et vir, by Virginia Buchanan Cummings, in a deed of record which is recorded in Deed Book 10763, Page 977, RODCT. The said James D. White having since died, leaving Minna Ware White the surviving tenant of the entirety and sole owner of the described real property.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations, (3) taxes that have been assumed by the Grantee herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 11 day of May, 2023, the bargaining party, having caused my name to be signed hereto on said day and date.

Minna Ware White
MINNA WARE WHITE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **MINNA WARE WHITE** the within named bargainor, 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 Goodlettsville, Tennessee, this the 11 day of May, 2023.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **May 11, 2023**[DATE].

AFFIANT SIGNATURE

May 11, 2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **11th** day of **May**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

