Karen Johnson Davidson County
Batch# 1013761 DEEDQC
06/12/2023 08 15.25 AM 5 pgs
Fees: $27 00 Taxes $0 00
20230612-0044147

This Instrument Was Prepared By
Jackson M Welch, Jr , Esq.
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, Tennessee 37064

Address of New Owner:
Rhonda Kay Segrest
4142 Gourley Dr.
Pegram, TN 37143

Send Tax Bills To:
Same

Map-Parcel:
11200000100
11200000101

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made

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QUITCLAIM DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to correct and adjust the legal description of the adjoining tracts of real property owned by Grantees, **Rhonda Kay Segrest and Regina Ann Knight** ("Grantor"), do hereby grant, transfer, release, remise and forever quitclaim unto **Jackson M. Welch, Jr., Trustee**, his successors and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land situated in Davidson County, Tennessee, with said tract or parcel of land being more particularly described as follows::

See Exhibit A attached hereto and incorporated herein by this reference

This is improved property known as 4142 Gourley Rd., Pegram, TN 37143.

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

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

And now, I, the said **Jackson M. Welch, Jr., Trustee**, for the express purpose of

carrying out the intent of this instrument as set out herein, do hereby convey, and forever quitclaim unto **Rhonda Kay Segrest**, her heirs, successors, and assigns, the same property hereinabove described and set forth, to which reference is hereby made. Said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 7 day of June, 2023.

GRANTOR:

Rhonda Kay Segrest

Rhonda Kay Segrest

Regina Ann Knight

Regina Ann Knight

Jackson M. Welch, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rhonda Kay Segrest** and **Regina Ann Knight**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 7th day of June, 2023.

DENISE COLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Denise Cole

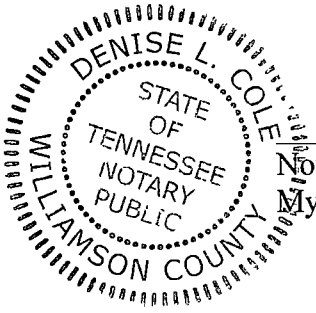
Notary Public

My Commission Expires: 2/7/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jackson M. Welch, Jr., Trustee**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 7th day of June, 2023.



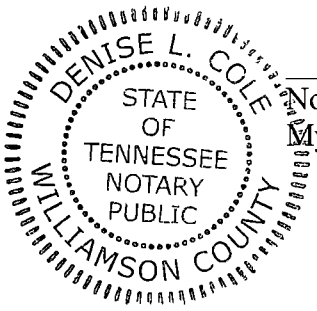
Notary Public
My Commission Expires: 2/7/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SWORN to and subscribed before me this 7th day of June, 2023.



Notary Public
My Commission Expires: 2/7/2024

Exhibit A
Legal Description

4142 GOURLEY ROAD
6.18 ACRES

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 112, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BOUNDED IN GENERAL BY GOURLEY ROAD ON THE SOUTH; LOYDE R. ANDERTON ON THE WEST; FRONTIER ACRES, LIMITED ON THE NORTH; JOE TOWNSEND AND DOROTHY JENNETTE'S LOT 1 ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS·

BEGINNING AT A WITNESS IRON PIN SET (N 651555.20 E 1671656.34) ON THE NORTH SIDE OF GOURLEY ROAD (25' FROM THE CENTER) AND BEING THE SOUTHWEST CORNER OF DOROTHY JENNETTE'S LOT 1, THENCE S10°39'54"W 25.71' TO A POINT IN THE CENTER OF GOURLEY ROAD; THENCE WITH THE CENTER OF SAID ROAD WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 06°23'40"; RADIUS= 1910.00'; ARC= 213.16'; CHORD= N68°55'46"W 213.05' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 02°22'10"; RADIUS= 1826.83; ARC= 75.54'; CHORD= N73°15'11"W 75.54' TO A POINT; THENCE LEAVING THE ROAD N12°48'22"E 26.24' TO AN EXISTING WITNESS IRON PIN ON THE WEST EDGE OF A DRIVE, THE SOUTHEAST CORNER OF LOYDE R. ANDERTON (REF. DEED BOOK 8030 PAGE 412 R.O.D.C.- PROPERTY MAP 112 PARCEL 121); THENCE WITH ANDERTON'S EAST LINES N12°48'22"E 203.74' TO AN EXISTING IRON PIN "CHAPDELAINE"; THENCE N14°39'20"E 382.11' TO AN EXISTING IRON PIN; THENCE N25°42'05"E 171.30' TO AN EXISTING IRON STAKE IN THE SOUTH LINE OF FRONTIER ACRES LIMITED (REF. DEED BOOK 6405 PAGE 499 R.O.D.C.- PROPERTY MAP 112 PARCEL 104); THENCE WITH FRONTIER ACRES' SOUTH LINE S81°58'17"E 371.73' TO AN EXISTING IRON PIN AT A 15" DEAD TREE, THE NORTHWEST CORNER OF JOE TOWNSEND (REF. DEED BOOK 931 PAGE 217 R.O.D.C.- PROPERTY MAP 112 PARCEL 2); THENCE WITH TOWNSEND'S WEST LINE S07°27'39"W 345.02' TO AN EXISTING IRON PIN (BENT), THE NORTHEAST CORNER OF JENNETTE FAMILY CEMETERY (REF. DEED BOOK 5201 PAGE 535 R.O.D.C.- PROPERTY MAP 112 PARCEL 160); THENCE WITH THE CEMETERY'S NORTH LINE N80°24'01"W 51.92' TO AN EXISTING IRON PIN, THE

NORTHEAST CORNER OF THE AFOREMENTIONED DOROTHY JENNETTE'S LOT 1; THENCE WITH LOT 1'S NORTH AND WEST LINES N80°24'01"W 133.72' TO AN EXISTING½" IRON PIN; THENCE S10°39'54"W 466.36' TO THE POINT OF BEGINNING, CONTAINING 6.18 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED AUGUST 11, 2022.

BEING A PORTION OF THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED TO DOROTHY JENNETTE, TRUSTEE OF THE DOROTHY JENNETTE IRREVOCABLE TRUST DATED JANUARY 10, 2018 FROM DOROTHY JENNETTE AS RECORDED IN INSTRUMENT 20210820 PAGE 112658 COMBINED WITH ALL OF INSTRUMENT 20180123 PAGE 00006609 RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO RHONDA KAY SEGREST BY QUITCLAIM DEED FROM REGINA ANN KNIGHT, OF RECORD IN INSTRUMENT NO. 20230418-0028281, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.