ADDRESS OF NEW OWNERS:

John D Liles and Lisa A. Liles
9400 Couchville Pike
Mt. Juliet, TN 37122

SEND TAX BILLS TO:

SAME

MAP/PARCEL NO.:

Map 2, Parcel 013.00
T.A.O.R.C., TN

Map 138, Parcel 029.00
T.A.O.D.C., TN

Map 138, Parcel 033.00
T.A.O.D.C., TN

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE SEARCH PERFORMED AND NO TAX ADVICE GIVEN

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1018254 **DEEDQC**
06/23/2023 09 38.33 AM 4 pgs
Fees $22 00 Taxes $0 00

20230623-0047832

QUITCLAIM DEED

WHEREAS, **JOHN DANIEL LILES** and wife, **LISA LILES**, are the owners of that certain tract of land in Davidson and Rutherford Counties conveyed to them by **CHRIS PARDUE** and wife, **CATHY PARDUE** via Warranty Deed of record at Instrument No. 202207280086070, in the Register's Office to Davidson County, Tennessee, and of record at Record Book 2271, Page 3153 in the Register's Office for Rutherford County, Tennessee ("Parcel 1");

WHEREAS, **JOHN D. LILES** and wife, **LISA A. LILES**, are also the owners of that certain adjoining tract of land in Davidson County conveyed to them by **JANET LYNN TIPTON, SUCCESSOR TRUSTEE OF THE ROBERT HAROLD CARRIGAN LIVING TRUST DATED MAY 31, 2019** via Warranty Deed of record at Instrument No. 202305170037027 in the Register's Office for Davidson County, Tennessee ("Parcel 2");

WHEREAS, for the sake of clarity, **JOHN DANIEL LILES** and **JOHN D. LILES** are the same person, and **LISA LILES** and **LISA A. LILES** are the same person, and

WHEREAS, the purpose of this Quitclaim Deed is to combine Parcel 1 and Parcel 2

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises and for the sole purpose of making this conveyance to combine Parcel 1 and Parcel 2, **JOHN D. LILES** and wife, **LISA A. LILES**, do hereby convey and quitclaim unto **JOHN D. LILES** and wife, **LISA A. LILES**, their successors and assigns, all their right, title, and interest in and to the following tracts or parcels of land, situate and lying in Davidson and Rutherford Counties, bounded and described as follows, to-wit.

SEE ATTACHED EXHIBIT A.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the Property

IN WITNESS WHEREOF, the undersigned have set our hands on this 21st day of June, 2023

JOHN D. LILES

LISA A. LILES

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN D. LILES** and **LISA A. LILES** 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 and official seal at office this 21st day of June, 2023.

Meredith Bayse
NOTARY PUBLIC

My commission expires: 8/8/23

MEREDITH BAYSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

I hereby swear or affirm that the actual consideration given for this transfer is $ 0 .

AFFIANT

Sworn to and subscribed to before me this the 21st day of June, 2023.

Meredith Bayse
NOTARY PUBLIC

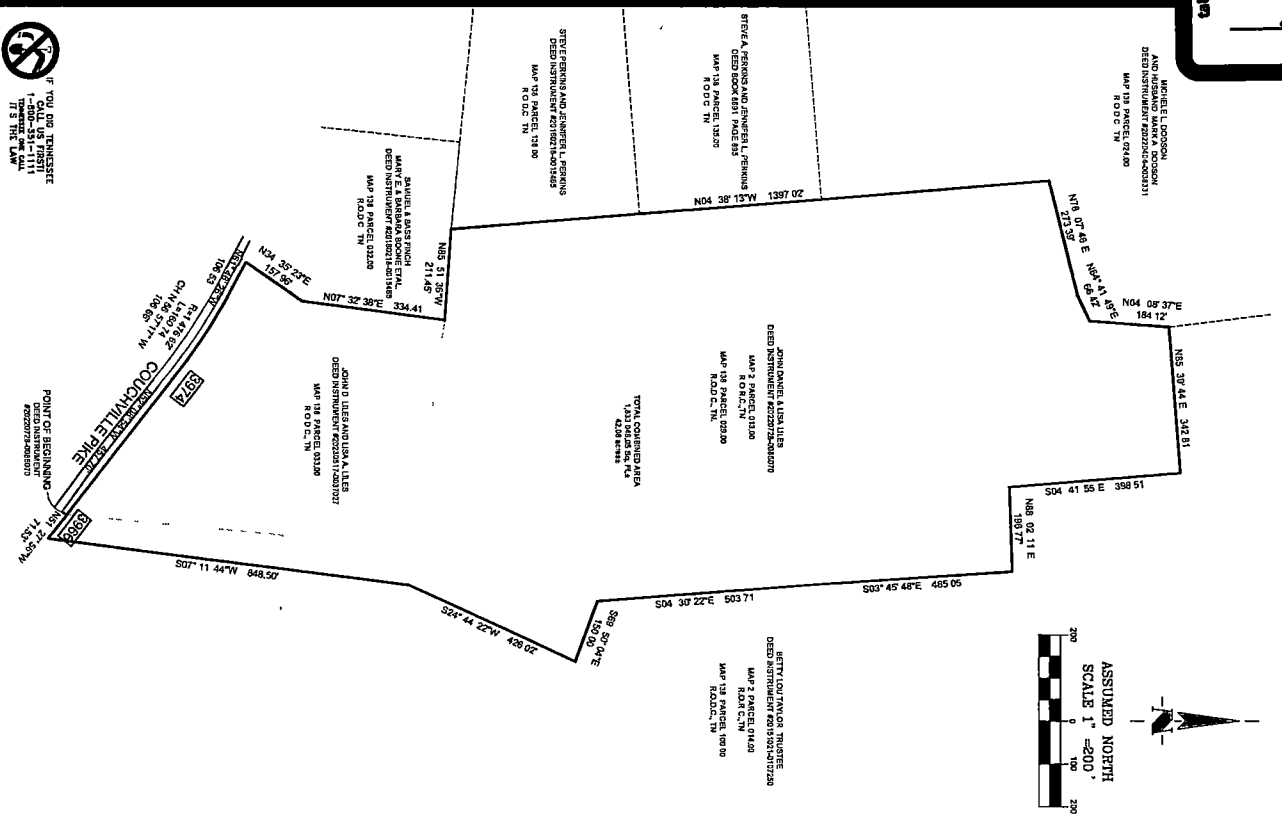
My commission expires: 8/8/23

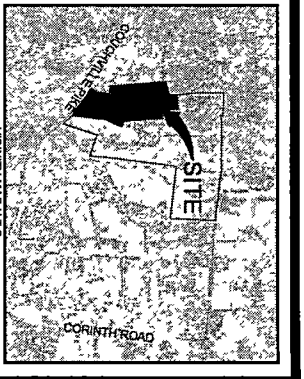
MEREDITH BAYSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT

A

LAND DESCRIPTION EXHIBIT





Land Description

Being a tract of land laying in Davidson County and Rutherford County Tennessee on the north side of Couchville Pike and combining Deed Instrument #20220728-0086070 and Deed Instrument #20230517-0037027 more particularly described as follows

Beginning at a 5/8 inch rebar with an orange cap marked "910 RLS" at grade marking the southwest corner of said Deed Instrument #20220728-0086070 point also being on the northern right-of-way line of Couchville Pike, point also being the southeast corner of said Deed Instrument #20230517-0037027, thence the next three (3) courses being along said northern right-of-way and along the south line of said Deed Instrument #20230517-0037027

1 North 52 degrees 08 minutes 54 seconds West a distance of 457 70 feet to a 5/8 inch rebar found at grade,

2 Point being on a curve to the left having a radius of 1 475 62 feet, having a chord of North 56 degrees 57 minutes 17 seconds West, 106 66 feet, thence northerly along said curve an arc distance of 160 74 feet to a 5/8 inch rebar found at grade,

3 North 61 degrees 46 minutes 26 seconds West a distance of 106 53 feet to a 1/2 inch rebar with yellow cap marked "W&A ENG found at grade, point being the southwest corner of the herein described tract, point also being the southeast corner of a tract of land conveyed to Samuel & Bass Finch, Mary E & Barbara Boone etal of record in Deed Instrument #20160218-0015485 in the Register's Office for Davidson County thence the next 2 (two) courses being along the east line of said Finch/Boone tract,

1 North 34 degrees 35 minutes 23 seconds East a distance of 157 96 feet to a 5/8 inch rebar found at grade

2 North 07 degrees 32 minutes 38 seconds East a distance of 334 41 feet to a 1/2 inch rebar found at grade point also being the northeast corner of said Samuel & Bass Finch Mary E & Barbara Boone etal, point also being on the south line of a tract of land conveyed to John Daniel & Lisa Liles of record in Deed Instrument #20220728-0086070 in the Register's Office for Davidson County, thence the next fourteen (14) courses being along the western, northern, eastern and southerly lines of said John Daniel & Lisa Liles of record in Deed Instrument #20220728-0086070 tract,

1 North 85 degrees 51 minutes 36 seconds West also being along the north line of the aforementioned Samuel & Bass Finch, Mary E & Barbara Boone etal tract a distance of 211 45 feet to a 5/8 inch rebar found 0 1 foot above grade at the southeast corner of a tract of land conveyed to Steve Perkins and Jennifer L Perkins of record in Deed Instrument #20160218-0015485 in the Register's Office for Davidson County,

2 North 04 degrees 38 minutes 13 seconds West along the east line of said Steve Perkins and Jennifer L Perkins of record in Deed Instrument #20160218-0015485 passing a 1/2 inch rebar with an orange cap marked RLS 910 found 0 1 feet above grade at a distance of 440 04 feet, that being the northeast corner of said Steve Perkins and Jennifer L Perkins of record in Deed Instrument #20160218-0015485 also being the southeast corner of a tract of land conveyed to Steve Perkins and Jennifer L Perkins of record in Deed Book 8691, Page 885 in the Register's Office for Davidson County, passing a 1/2 inch rebar with an orange cap marked RLS 910 found 0 1 feet above grade at a distance of 864 97 feet that being the northeast corner of said Steve Perkins and Jennifer L Perkins of record in Deed Instrument #20220404-0038331 in the Register's Office for Davidson County thence along the eastern line of said Michele L Dodson and Mark A. Dodson of record in Deed Instrument #20220404-0038331 for a total distance of 1397 02 feet to a 3/4 inch iron pin found 0 4 feet above grade, point being the northwest of the herein described tract,

3 North 76 degrees 07 minutes 46 seconds East along said eastern line of Michele L Dodson and Mark A. Dodson of record in Deed Instrument #20220404-0038331 a distance of 273 39 feet to an 8 inch hackberry tree

4 North 64 degrees 41 minutes 49 seconds East along said eastern line of Michele L Dodson and Mark A. Dodson of record in Deed Instrument #20220404-0038331 a distance of 68 42 feet to a 3/4 inch iron pin found 0 3 feet above grade,

5 North 04 degrees 08 minutes 37 seconds East along said eastern line of Michele L Dodson and Mark A. Dodson of record in Deed Instrument #20220404-0038331 a distance of 184 12 feet to 1/2 inch rebar with a blue post found at a common corner with a tract of land conveyed to Betty Lou Taylor, Trustee of record in Deed Instrument #20151021-0107250 in the Register's Office for Davidson County the next eight (8) courses being along the eastern lines of said Betty Lou Taylor, Trustee of record in Deed Instrument #20151021-0107250,

6 (1) North 85 degrees 30 minutes 44 seconds East a distance of 342 61 feet to a 5/8 inch rebar with a T-Post found at grade,

7 (2) South 04 degrees 41 minutes 55 seconds East a distance of 398 51 feet to a 1/2 inch rebar found 0 1 feet above grade at a 6 inch hickory tree,

8 (3) North 86 degrees 02 minutes 11 seconds East a distance of 199 77 feet to a 58 inch rebar found 0 2 feet above grade

9 (4) South 03 degrees 45 minutes 48 seconds East a distance of 465 05 feet,

10 (5) South 04 degrees 30 minutes 22 seconds East a distance of 503 71 feet,

11 (6) South 89 degrees 50 minutes 04 seconds East a distance of 150 00 feet to a 1/2 inch rebar with cap marked RLS 126 found at grade,

12 (7) South 24 degrees 44 minutes 22 seconds West a distance of 426 02 feet

13 (8) South 07 degrees 11 minutes 44 seconds West a distance of 848 50 feet to the southwest corner of said Betty Lou Taylor Trustee of record in Deed Instrument #20151021-0107250, point also being on the northern right-of-way of aforementioned Couchville Pike, point also being the southeast corner of the aforementioned John Daniel & Lisa Liles of record in Deed Instrument #20220728-0086070 tract,

14 North 51 degrees 27 minutes 56 seconds West along said northern right-of-way and the south line of the John Daniel & Lisa Liles of record in Deed Instrument #20220728-0086070 tract a distance of 71 53 feet to the **Point of Beginning**, containing 1,833 046 05 square feet or 42.08 acres, more or less

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W&A Engineering
410 Charlotte Avenue, Suite E215
Nashville, TN 37209
P (615) 610-1023
waengineering.com

ALL MATERIALS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING, THESE MATERIALS ARE NOT TO BE USED IN WHOLE OR IN PART, EXCEPTING AS AUTHORIZED BY W&A ENGINEERING. ANY UNAUTHORIZED USE SHALL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO W&A ENGINEERING. REUSE OF THESE DRAWINGS BY OWNER OR ANY OTHER PARTY FOR ANY OTHER PROJECT, OR EXTENSION TO THIS PROJECT, WITHOUT THE EXPRESS WRITTEN PERMISSION OF W&A ENGINEERING SHALL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO W&A ENGINEERING. THE USER SHALL INDEMNIFY AND HOLD HARMLESS W&A ENGINEERING AND ITS OFFICERS AND EMPLOYEES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEYS' FEES ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATIONS MADE TO THESE DRAWINGS WITHOUT THE WRITTEN AUTHORIZATION OF W&A ENGINEERING WILL RENDER THEM UNUSABLE AND SHALL BE RETURNED IMMEDIATELY TO W&A ENGINEERING. ANY USE OF THESE DRAWINGS BY OWNER OR ANY OTHER PARTY FOR ANY OTHER PROJECT, OR EXTENSION TO THIS PROJECT, WITHOUT THE EXPRESS WRITTEN PERMISSION OF W&A ENGINEERING SHALL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO W&A ENGINEERING. THE USER SHALL INDEMNIFY AND HOLD HARMLESS W&A ENGINEERING AND ITS OFFICERS AND EMPLOYEES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEYS' FEES ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATIONS MADE TO THESE DRAWINGS WITHOUT THE WRITTEN AUTHORIZATION OF W&A ENGINEERING WILL RENDER THEM UNUSABLE AND SHALL BE RETURNED IMMEDIATELY TO W&A ENGINEERING.

LAND DESCRIPTION EXHIBIT

3974 COUCHVILLE PIKE

JOHN DANIEL LILES AND WIFE, LISA LILES
MAP 2, PARCEL 13 00
MAP 138, PARCEL 29 00
MAP 138, PARCEL 33 00
DAVIDSON AND RUTHERFORD COUNTY, TENNESSEE

DATE 7 JUN 2023

Tennessee Know what's below Call before you dig

LAND DESCRIPTION EXHIBIT

W&A JOB NO 220292

SHEET 1 OF 1