QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1023729 DEEDQC
07/07/2023 02 35 51 PM 3 pgs
Fees $17 00 Taxes $0 00

20230707-0052150

MJ-ZS-23-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Annette E. Winters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES 09.07.2026 (AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
The Meadow Village and Venue, Inc.	**The Meadow Village and Venue, Inc.**	
(NAME)	(NAME)	
2949 Primrose Circle,	**2949 Primrose Circle**	**022-00-0-249 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby and acknowledged, and for the purpose of correcting and further conveying the property described in Warranty Deed previously recorded in Instrument Number 20180425-0038829, Register's Office for Davidson County, Tennessee and also described herein, **E. WAYNE WINTERS AND ANNETTE E. WINTERS,** hereinafter called the Grantor(s), by these presents do hereby convey, assign and quitclaim unto **THE MEADOW VILLAGE AND VENUE, INC.** hereinafter called the Grantee(s), their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land situated in the 1st Council District of Davidson County, Tennessee, being a portion of the land conveyed by quitclaim deed to E Wayne Winters, Trustee, from Anita K Winters, (parcel 236), of record in Instrument Number 20020103-0000817, in the Register's Office for Davidson County (R O D C , TN) and all of the land conveyed to Elston G Winters and Anita K Winters, (parcel 10), from J L Reeder, of record in Deed Book 2496, Page 45, R O D C , TN and is more particularly described as follows

Commencing at the intersection of White Creek Pike and Eaton Creek Road, thence in a northwesterly direction approximately 905+1- feet to the an iron rod set on the westerly margin of Eatons Creek Road, at the Tennessee state plane coordinate location of, N 725,053 057, E 1,712,132 931, to a capped iron rod set with a Dale and Associates cap and being the point of herein described land,

thence with the westerly margin of said road, with a curve turning to the left with an arc length of 215 96 feet, with a radius of 477 03 feet, with a chord bearing of S 69°04'29" E, with a chord length of 214 12 feet to an iron rod set,

thence, S 13°50'41" E, passing an "1/2" iron rod found at 9 83 feet on the westerly margin of Eatons Creek Road, being the northern most corner of Gale Lain property of record in instrument number, 20100902-0069887, R O D C ,TN, also being the Revised Gas and Stuff Plat, as shown in Plat Book 6900, Page 94, R O D C ,TN, for a total distance of 65 67 feet to an "1/2" iron rod found,

thence with Lain northerly property line, S 76°05'55" W, a distance of 201 07 feet to a 5/8" iron rod found, thence with Lain westerly property line, S 13°49'50" E, a distance of 198 30 feet to an iron rod set with a Dale and Associates cap at the old property line of parcel 10 & 236,

thence continuing with Lain westerly property line, S 13°49'50" E, passing near an axel found in a fence line at 431 64 feet, being the northwest corner of Ronald and Deborah L Waller of record in Instrument Number 20170918-0095420, R O D C ,TN, for a total distance of 732 82 feet to an iron rod found as set by Delle Land

Surveying, said rod being the north westerly corner of Lot 2 of the Final Plat of 7201 Whites Creek Pike, of record in Instrument Number 20090904-0083420, R O D C ,TN,

thence with the westerly line of lot 2, S 14°07'51" E, a distance of 311 23 feet to an iron rod found as set by Delle Land Surveying, said rod being along the northerly line of lands conveyed to the Metro Government Park Boa rd, of record in Deed Book 7771, Page 19, R O D C ,TN,

thence along the Park's line and along the line of Annette E Winters & E Wayne Winters, of record in Instrument Number 20140602-0047320, R O D C , TN, N 82°47'48"W, a distance of 892 56 feet to a 28" stump with remnant fencing at the south east corner of James Y Butler and Dollie Butler, of record in Deed Book 4520, Page 476, R O D C , TN,

thence with Butler's easterly line, North 05°37'53" East, a distance of 611 02 feet to a wooden fence post at a break in the southerly line of Mauna & Larry Crabtree, of record in Instrument Number 20090413-0032792,

thence with Crabtree's southerly line, North 76°39'59" East, a distance of 315 50 feet to a 'A" crimped iron pipe found,

thence continuing with Crabtree's easterly line, North 11°35'29" West, a distance of 172 04 feet to an iron rod set with a Dale and Associates cap,

thence leaving the line of Crabtree with the property line of parcel 10 & 236, N 80°12'34" E, a distance of 195 45 feet to an iron rod set with a Dale and Associates cap,

thence leaving the property line between parcels 10 & 236, N 09°47'26" W, a distance of 101 10 feet to an iron rod set with a Dale and Associates cap,

Continuing with the new division line thru parcel 236, for the next 3 calls,
thence, N 76°10'10" E, a distance of 33 58 feet to an iron rod set with a Dale and Associates cap, thence, N 13°49'50" W, a distance of 181 36 feet to an iron rod set with a Dale and Associates cap,
thence, N 30°49'51" E, a distance of 135 34 feet to the point of beginning, having an area of 653459 10 square feet, 15 001 acres of land more or less,

This description was prepared by Steven C Matthews, Tennessee Registered Land Surveyor Number 2352, on April 6, 2018 and is based upon previous survey work done under Project Number 17085

Being a portion of the same property conveyed to Elston G Winters and wife, Anita K Winters by Warranty deed from J L Reeder of record in Book 2496, page 45 Register's Office for Davidson County, Tennessee, dated March 8, 1956 and recorded on March 12, 1956

Elston G Winters died on June 6, 1975 and subject property having vested in Anita K Winters as surviving tenants by the entirety

Subsequently, Anita K Winters having conveyed a portion of the same property described in Warranty Deed in Book 2496, page 45, in two (2) separate tracts to E Wayne Winters, Trustee, as described in Quitclaim Deeds of record in Instrument Number 20011231-0144831 (as to 5 00 acres, more or less) and Instrument Number 20020103-0000817 (as to 5 003 acres, more or less), Register's Office for Davidson County, Tennessee

The above described separate 5 00 acre (more or less), and 5 003 acre (more or less), tracts conveyed from E Wayne Trustee, to E Wayne Winters, Trustee of the Anita K Winters Irrevocable Trust by Quitclaim Deed to Consolidate Separate Lots of record in Instrument Number 20180425-0038828, Register's Office for Davidson County, Tennessee

Anita K Winters a/k/a Myrtle Anita Winters died on or about August 5, 2002, leaving E Wayne Winters and Annette E Winters as her heirs at law pursuant to Affidavits of Heirship of record in Instrument Number 20130424-0040711 and 20140602-0047320, Register's Office for Davidson County, Tennessee

The property described herein being the same property conveyed to The Meadow Village and Venue, Inc by Warranty deed from E Wayne Winters, Trustee of the Anita K Winters Irrevocable Trust Agreement of record in Instrument No 20180425-0038829 Register's Office for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 25, 2018

A portion of the above described property having vested in E Wayne Winters and Annette E Winters heirs at law of Anita K Winters upon her death, and the said E Wayne Winters and Annette E Winters execute this Quitclaim Deed for the purpose of conveying any and all of their interest in and to any portion of the subject property in their individual capacity, as the same having never been conveyed to or having vested in the Anita K Winters Irrevocable Trust

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **0 Eatons Creek Road, Joelton, Tennessee 37080**

Witness my/our hand(s) this the 29th day of June, 2023

E Wayne Winters

Annette E Winters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E Wayne Winters, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 18th of July, 2023

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Annette E Winters, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 18th of July, 2023

Notary Public
My Commission Expires 09.07.2026
(SEAL)

RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Avenue South

Nashville, TN 37212

STEPHEN DRUMMOND
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
September 07, 2026
COUNTY OF DAVIDSON