QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1026685 **DEEDQC**
07/14/2023 02 52 59 PM 3 pgs
Fees $17 00 Taxes $0 00

20230714-0054253

W-PW-23-0-4626

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 1/11/26

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/11/2026 DAVIDSON COUNTY

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)
Phillip J. Wheeler	**New Owner**	
(NAME)	(NAME)	**02800008900**
4636 Grays Point Road		**02800018500**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WENDELL G. GOODMAN AND WIFE, LUCY E. GOODMAN,** hereinafter called the Grantors, by these presents do hereby convey, assign and quitclaim unto **PHILLIP J. WHEELER, UNMARRIED,** hereinafter called the Grantee, his heirs 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

Tract 2 Beginning at an iron pin (new) in the northwesterly margin, 25 feet from the center-line of Grays Point Road, the most southerly point of this tract, a corner to Tract I this survey, and being located along the margin of said road, N 60° 13' 57" E a distance of 332 50 feet from an iron pin (new), a corner to Roy L Curtis, Trustee (DB 200706200073714); thence from the point of beginning, and leaving said road, N 19° 04' 37" W a distance of 725 00 feet to an iron pin (new), a corner to Tract I thence, S 64° 32' 46" W a distance of 438 75 feet to an iron pin (new) in the line of said Curtis, thence, N 27° 30' 08" W a distance of 978 15 feet to a 1-1/2" iron pin (old) in the line of said Curtis, a corner to Timothy Alan Pulley (QC 000066990000739); thence, N 50° 12' 49" E passing a 2" iron pipe (old) at 781 96 feet, and in all a total distance of 801 40 feet to a point in a creek, the line of said Pulley, a corner to Claude W Powers (DB 000030280000485), and a corner to Tract 3 this survey, thence S 17° 44' 16" E passing an iron pin (new) at 35 00 feet, and in all a total distance of 1187 97 feet to an iron pin(new), a corner to Tract 3, thence, S 19° 04' 37" E a distance of 712 80 feet to an iron pin (new) in the margin of said Grays Point Road, and a corner to Tract 3, thence, with said road, and with a curve turning to the left with a delta angle of 0° 44' 14", with radius of 1107 64 feet, with an arc length of 14 25 feet, with a chord bearing of S 60° 36' 03" W, and a chord length of 14 25 feet to a point in the margin of said road; thence, continuing with said road, S 60° 13' 57" W a distance of 130 75 feet to the point of beginning, containing 19 00 acres, more or less, according to a survey by Ray O Cole, Tennessee Registered Land Surveyor No 924, dated August 2, 2010

Tract 3 Beginning at an iron pin (new) in the northwesterly margin, 25 feet from the center-line of Grays Point Road, a corner to Robert T Ladd Jr (DB 000104520000131), and being the most easterly corner of this tract, thence, with the margin of said road, and with a curve turning to the left, with a delta angle of 15° 30' 13", with a radius of 1107 64 feet, with an arc length of 299 72 feet, with a chord bearing of S 68° 43' 17" W, and a chord length of 298 80 feet to an iron pin (new) in the margin of said road, and a corner to Tract 2 this survey, thence, leaving said road, N 19°04' 37" W a distance of 712 80 feet to an iron pin (new), a corner to Tract 2; thence, N 17° 44' 16" W passing an iron pin (new) at 1152 97, and in all a distance of 1187 97 feet to point in a creek, a corner to Claude W Powers (DB 000030280000485), and a corner to Tract 2 thence, with said creek for the next four calls, and the lines of said Powers, James E Owen (DB 000046180000502), and Richard R Eaves (DB 200505030048989) as follows S 75° 06' 30" E a distance of 239 73 feet; S 45°33' 51" E a distance of 220 00 feet, thence N 83° 26' 06" E a distance of 373 20 feet, thence, S 68° 55' 11" E a distance of 56 07 feet to a point in said creek in the line of said Eaves, and a corner to said Robert T Ladd Jr , thence, leaving said creek, S 09° 57' 39" W passing an 1-1/2" iron pipe (old) at 8 30 feet, and in all a total distance of 381 00 feet to an iron pin (new), a corner to said Ladd, thence, S 06° 26' 31" E a distance of 1135 50 feet to the point of beginning, containing 18 43 acres according to a survey by Ray G Cole, Tennessee Registered Land Surveyor No 924, dated August 2, 2010

INCLUDED IN THE ABOVE DESCRIBED TRACT 2 AND TRACT 3, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TRACTS OF LAND:

EXCLUSION 1· Beginning at an iron rod in the northern right of way of Gray's Point Road, said point being the southeastern corner of the Terry Goodman property as described in Instrument 20110419-0030233, RODCT and the southwestern corner of the Robert Ladd property as described in Deed Book 10452, Page 131, RODCT

Thence, with Goodman's east line, N 6° 26' 30" W, 925 59 feet to an iron rod, the True Point of Beginning

Thence, with a new line, S 69° 41' 56" W, 496 61 feet to an iron rod,

Thence, S 74° 19' 39" W, 125 00 feet to an iron rod in the east edge of a 30 foot Ingress/Egress easement,

Thence, with said easement, N 15° 40' 21" W, 352 00 feet to an iron rod in the south line of Tract 2,

Thence, with Tract 2, N 74° 19' 39" E, 703 90 feet to an iron rod in the west line of Ladd·

Thence, with Ladd's line, South 09° 57' 37" W, 116 08 feet to an iron rod,

Thence, South 06° 26' 25" E, 209 99 feet to the point of beginning and containing 5 004 acres, according to a survey by Delle Land Surveying, 408 Nesbitt Lane, Madison, TN 37115

EXCLUSION 2 A certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit

Beginning at an iron rod in the northern right of way of Gray's Point Road, said point being the southeastern corner of the Terry Goodman property as described in Instrument 201104190030233 RODC and the southwestern corner of the Robert Ladd property as described in Deed Book 10452 Page 131 RODC,

Thence, with Goodman's east line, North 06 degrees 26 minutes 30 seconds West, 925 59 feet to an iron rod, the southeast corner of Tract 1;

Thence, with Tract 1, North 06 degrees 26 minutes 25 seconds West, 209 99 feet to an iron rod,

Thence, North 09 degrees 57 minutes 37 seconds East, 116 08 feet to an iron rod at the northeast corner of Tract 1, the True Point of Beginning,

Thence, with Tract 1, South 74 degrees 19 minutes 39 seconds West, 733 90 feet to an iron rod at the northwest corner of a 30 foot Ingress/Egress Easement,

Thence, South 74 degrees 19 minutes 38 seconds West, 8568 feet to an iron rod,

Thence, North 33 degrees 07 minutes 48 seconds West, 227 91 feet to an iron rod,

Thence, North 75 degrees 18 minutes 18 seconds East, 127 74 feet to an iron rod;

Thence, North 14 degrees 41 minutes 42 seconds West, 36 088 feet to an iron rod,

Thence, North 74 degrees 19 minutes 40 seconds East, 450 04 feet to an iron rod,

Thence, North 15 degrees 09 minutes 49 seconds West, 80 08 feet to an iron rod in the south line of the Richard Eaves property as described in Instrument 20050503-0048989, RODC,

Thence, with Eave's line, North 83 degrees 26 minutes 06 seconds East, 373 20 feet to an iron rod,

Thence, South 68 degrees 55 minutes 11 seconds East, 56 07 feet to an iron rod;

Thence, South 09 degrees 57 minutes 37 seconds West, 264 82 feet to the True point of beginning and containing 5 456 acres according to a survey by Delle Land Surveying, 408 Nesbitt Lane, Madison, TN 37115, Job #11607

Being a portion of the same property conveyed to Phillip J Wheeler and wife, Terry Goodman as tenants by the entirety, as to an undivided 50% interest and Wendell G Goodman and wife, Lucy E Goodman, as tenants by the entirety, as to an undivided 50% interest by Warranty Deed from Altamont Affordable Homes, Inc of record in Instrument No 20110419-0030233, Register's Office for Davidson County, Tennessee, dated April 15, 2011 and recorded on April 19, 2011 Terry Goodman also known as Terry Goodman Wheeler having since died on July 15, 2021 leaving Phillip J Wheeler as her surviving tenant by the entirety

This is property commonly known as **0 Grays Point Road, Joelton, Tennessee 37080**

Witness my/our hand(s) this the 12th day of July, 2023

Wendell G Goodman

Wendell G Goodman

Lucy E Goodman

Lucy E Goodman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDELL G GOODMAN AND LUCY E GOODMAN, the within named bargainors, 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 12th day of July, 2023

Notary Public

My Commission Expires 1/11/26

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone 615-383-2903