Karen Johnson Davidson County
Batch# 1046721 DEEDQC
09/06/2023 03:21:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20230906-0069997

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $0.00

Judy Gebers
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th DAY OF Sept., 2023.

Kara Krantz
NOTARY PUBLIC

My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 23080035

Address of New Owner	Send Tax Bills To:	Tax Information:
Judy Ellen Gebers Revocable Living Trust, u/a/d 10/15/2021, and Arnold Layne Gebers Revocable Living Trust, u/a/d 10/15/2021 2913 Greer Road Goodlettsville, TN 37072	Same	**Cheatham:** 039-078.01 039-078.03 039-078.04 039-079.00 **Davidson:** 013-00-0-001.00 013-00-0-027.00 011-00-0-212.00 011-00-0-213.00 011-00-0-214.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 6th day of Sept., 2023, for good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Arnold L. Gebers and Judy E. Gebers, Husband and Wife,** Grantors, do hereby, convey, remise, release and forever quitclaim unto **Judy Ellen Gebers Revocable Living Trust, u/a/d 10/15/2021, and Arnold Layne Gebers Revocable Living Trust, u/a/d 10/15/2021,** Grantees, its successors and/or assigns, their entire right, title, and interest in and to a certain parcel of land in Cheatham County and Davidson County, Tennessee, described as follows:

See attached Exhibit A

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

This conveyance is not intended to modify, change or combine any current Map/Parcels, but specifically with the intent of conveying properties in above referenced Grantees.

*Arnold L. Gebers and Arnold Layne Gebers is one and the same person.
*Judy E. Gebers and Judy Ellen Gebers is one and the same person.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Arnold L. Gebers and Judy E. Gebers** have caused this instrument to be executed, this the 6th day of Sept., 2023.

Arnold L. Gebers

Judy E. Gebers

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Arnold L. Gebers and Judy E. Gebers,** 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.

This the 6th day of Sept., 2023.

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

NOTARY PUBLIC
My Commission expires: 2-5-2025

Exhibit A (page 1 of 6)

Parcel A (Cheatham County, Map/Parcel: 039-078.01)
Land in Cheatham County, Tennessee, beginning at an iron pin in the East margin of the right of way of U.S. Highway 41-A, Whitley's corner; thence with the East margin of said highway right of way, South 37 degrees 30 minutes East 300.00 feet to an iron pin in said margin of said highway right of way; thence North 52 degrees 30 minutes East 293.00 feet to an iron pin; thence North 44 degrees 45 minutes West 54.2 feet to a stake (iron pin), Whitley's corner; thence with Whitley's South line, South 88 degrees 16 minutes West 412 feet to the beginning.

Being the same property conveyed to Judy Ellen Gebers and husband, Arnold Layne Gebers, by Warranty Deed from Candace A. Helm dated 06/23/2023 and recorded on 06/26/2023 at Record Book 618, Page 663, Register's Office for Cheatham County, Tennessee.

This is property known as:
5180 Highway 41-A, Joelton, TN 37080

Parcel B (Cheatham County, Map/Parcel: 039-078.03)
Land located in the 2nd Civil District of Cheatham County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin in the northeast right-of-way of U.S. Highway 41-A, said point being the northwest corner of the Georgie Greenwood property; thence along the right-of-way of U.S. Highway 41-A, North 34 degrees 08 minutes 10 seconds West a distance of 200.49 feet to an iron pin at the southwest corner of the Lloyd Smith property; thence along the south line of Smith, North 55 degrees 39 minutes 08 seconds East a distance of 301.77 feet to an iron pin; thence continuing with Smith property, North 41 degrees 35 minutes 52 seconds West a distance of 54.20 feet to an axle; thence North 26 degrees 33 minutes 08 seconds East a distance of 344.09 feet to an iron pin in the south line of the J. W. Chambliss property; thence along the south line of Chambliss, South 82 degrees 31 minutes 08 seconds East a distance of 210.00 feet to an iron pin; thence along the remainder of the Atkins Construction Company property, South 12 degrees 38 minutes 39 seconds East a distance of 222.05 feet to an iron pin in the center of a creek; thence along the center of said creek as follows: South 14 degrees 20 minutes 54 seconds West a distance of 147.40 feet, South 38 degrees 05 minutes 24 seconds West a distance of 37.38 feet, South 89 degrees 55 minutes 51 seconds West a distance of 33.20 feet, South 6 degrees 49 minutes 37 seconds West a distance of 60.57 feet, South 79 degrees 48 minutes 54 seconds West a distance of 59.44 feet, North 38 degrees 54 minutes 13 seconds West a distance of 55.80 feet, South 67 degrees 34 minutes 51 seconds West a distance of 19.98 feet, South 20 degrees 26 minutes 41 seconds West a distance of 34.35 feet, South 0 degrees 12 minutes 24 seconds East a distance of 108.37 feet to a point in the north line of the Georgie Greenwood property; thence leaving the said creek along the north line of Greenwood, South 72 degrees 04 minutes 32 seconds West passing a witness pin at 22.00 feet a total distance of 302.36 feet to the point of beginning, containing 5.002 acres, more or less. The foregoing description was derived from the unrecorded plat prepared by Earl R. Mayo, R.L.S. No. 1339, dated April 9, 1994.

Being part of the same property conveyed to Judy Ellen Gebers and Arnold Layne Gebers, husband and wife, by Warranty Deed from G. Waynette Helm a/k/a G. Waynette Barwick dated 09/28/2022 and recorded on 10/03/2022 at Record Book 609, Page 2156, Register's Office for Cheatham County, Tennessee.

This is property known as:
5172 Highway 41-A, Joelton, TN 37080

Exhibit A (page 2 of 6)

Parcel C (Cheatham County, Map/Parcel: 039-078.04)
Land located in the 2nd Civil District of Cheatham County, Tennessee, being more particularly described as follows, to-wit:

Tract 1: Beginning at an iron pin at the northeast corner of the Georgie Greenwood property; thence along a north line of Greenwood, South 71 degrees 36 minutes 43 seconds West a distance of 209.04 feet to an iron pin; thence continuing along the Greenwood property, North 33 degrees 30 minutes 09 seconds West a distance of 49.98 feet to an iron pin; thence continuing along the Greenwood property, South 72 degrees 04 minutes 32 seconds West a distance of 22.82 feet to the center of a creek, said point being the southeast corner of the Waynette Barwick property; thence along the center of said creek, said creek being the east lines of said Barwick property, as follows: North 0 degrees 12 minutes 24 seconds West a distance of 108.17 feet; North 20 degrees 26 minutes 41 seconds East a distance of 34.35 feet, North 67 degrees 34 minutes 51 seconds East a distance of 19.98 feet; South 38 degrees 54 minutes 13 seconds East a distance of 55.80 feet, North 79 degrees 48 minutes 54 seconds East a distance of 59.44 feet, North 6 degrees 49 minutes 37 seconds East a distance of 60.57 feet, North 89 degrees 55 minutes 51 seconds East a distance of 33.20 feet, North 38 degrees 05 minutes 24 seconds East a distance of 37.38 feet, North 14 degrees 20 minutes 54 seconds East a distance of 147.40 feet to an iron pin; thence leaving said creek and continuing along the east line of said Barwick property, North 12 degrees 38 minutes 39 seconds West a distance of 222.05 feet to an iron pin in the south line of the J. W. Chambliss property; thence along the south line of said Chambliss property, South 82 degrees 31 minutes 08 seconds East a distance of 428.05 feet to an iron pin at the southwest corner of the Walter Booker property; thence along the south line of said Booker property, South 85 degrees 56 minutes 53 seconds East a distance of 281.00 feet to an iron pin; thence along the remainder of the Atkins Construction Company property, South 54 degrees 06 minutes 56 seconds West a distance of 780.11 feet to the point of beginning, containing 5.001 acres, more or less. The foregoing description was derived from the unrecorded plat prepared by Earl R. Mayo, R.L.S. No. 1339, dated January 28, 1995.

Tract 2: A nonexclusive perpetual fifty (50') foot ingress and egress easement adjacent to and north of the south property line of the G. Waynette Barwick property, as of record in Deed Book 349, Page 490, Register's Office for Cheatham County, Tennessee (this line being the north property line of the Georgie Greenwood property), from the U.S. Highway 41-A right-of-way to the west property line of the parcel described above. This easement is granted from the property conveyed to G. Waynette Barwick by the deed of record in Deed Book 349, Page 490, Register's Office for Cheatham County, Tennessee. The foregoing description was derived from the unrecorded plat prepared by Earl R. Mayo, R.L.S. No. 1339, dated January 28, 1995.

Being part of the same property conveyed to Judy Ellen Gebers and Arnold Layne Gebers, husband and wife, by Warranty Deed from G. Waynette Helm a/k/a G. Waynette Barwick dated 09/28/2022 and recorded on 10/03/2022 at Record Book 609, Page 2156, Register's Office for Cheatham County, Tennessee.

This is property known as:
0 Highway 41-A, Joelton, TN 37080

Exhibit A (page 3 of 6)

Parcel D (Cheatham County, Map/Parcel: 039-079.00)
Parcel E (Davidson County, Map/Parcel: 013-001.00)
Parcel F (Davidson County, Map/Parcel: 013-027.00)
Land located partly in the 2nd Civil District of Cheatham County, Tennessee, and partly in the 14th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEGINNING AT MONUMENT ON THE EASTERN RIGHT-OF-WAY OF CLARKSVILLE HIGHWAY / STATE ROUTE 112 / U.S. HIGHWAY 41-A AT THE NORTHWEST CORNER OF ATKINS SUBDIVISION, AS OF RECORD IN PLAT BOOK 5210, PAGE 380, RODCT, SAID POINT BEING LOCATED 32.14 FEET NORTH OF THE COUNTY LINE AND BEING THE SOUTHWEST CORNER OF THIS PROPERTY; THENCE WITH THE EASTERN RIGHT-OF-WAY OF CLARKSVILLE HIGHWAY / STATE ROUTE 112 / U.S. HIGHWAY 41-A (FEDERAL AID PROJECT NUMBER 239-C, DATED: 1936), NORTH 36 DEGREES 46' 00" WEST 675.01 FEET TO A POINT; THENCE CONTINUING WITH SAID RIGHT-OF-WAY, SOUTH 53 DEGREES 14' 00" WEST 15.00 FEET TO A POINT; THENCE CONTINUING WITH SAID RIGHT-OF WAY, NORTH 36 DEGREES 46' 00" WEST 429.32 FEET TO AN IRON ROD AT THE PROPERTY OF WILLIAM D. HAWLEY, JR., AS OF RECORD IN RECORD BOOK 228, PAGE 202, ROCCT; THENCE LEAVING SAID RIGHT-OF-WAY WITH LINE OF HAWLEY, JR., NORTH 89 DEGREES 03' 30" EAST 399.11 FEET TO A SQUARE TUBE AT A FENCE CORNER, PASSING THROUGH AN IRON ROD AT A FENCE POST AT 24.73 FEET; THENCE CONTINUING WITH THE LINE OF HAWLEY, JR., NORTH 00 DEGREES 34' 34" WEST 350.91 FEET TO AN IRON ROD AT A FENCE POST AT THE PROPERTY OF TIMOTHY J. HELM, AS OF RECORD IN DEED BOOK 497, PAGE 660, ROCCT; THENCE CONTINUING WITH THE LINE OF HELM, NORTH 51 DEGREES 20' 39" EAST 780.37 FEET TO AN IRON ROD AT A METAL POST; THENCE, SOUTH 88 DEGREES 49' 06" EAST 267.16 FEET TO AN IRON ROD AT THE PROPERTY OF WILLIAM C. SANDERS, JR., AS OF RECORD IN INSTRUMENT NO. 20021114-0141432, RODCT; THENCE WITH THE LINE OF SANDERS, JR., SOUTH 07 DEGREES 40' 11" WEST 27.17 FEET TO AN IRON ROD AT THE PROPERTY OF BILLY R. WALKER, AS OF RECORD IN BOOK 4494, PAGE 254, RODCT; THENCE WITH THE LINE OF WALKER, SOUTH 07 DEGREES 26' 25" WEST 172.83 FEET TO AN IRON ROD AT A METAL POST AT THE PROPERTY OF DANIEL MARK BRACY, AS OF RECORD IN BOOK 4983, PAGE 234, RODCT; THENCE WITH THE LINE OF BRACY, SOUTH 02 DEGREES 28' 56" WEST 476.53 FEET TO AN IRON ROD AT THE PROPERTY OF DANIEL MARK BRACY, OF RECORD IN INSTRUMENT NO. 20050722-0085600, RODCT; THENCE WITH THE LINE OF BRACY, SOUTH 02 DEGREES 29' 56" WEST 238.26 FEET TO AN IRON ROD AT THE PROPERTY OF KENNETH R. BOGLE, OF RECORD IN INSTRUMENT NO. 20030904-0128565, RODCT; THENCE WITH THE PROPERTY OF BOGLE, SOUTH 19 DEGREES 35' 50" EAST 254.60 FEET TO AN IRON ROD AT A FENCE POST; THENCE, SOUTH 19 DEGREES 13' 50" EAST 78.71 FEET TO A MONUMENT AT THE NORTHEAST CORNER OF THE ATKINS SUBDIVISION, AS OF RECORD IN PLAT BOOK 5210, PAGE 380, RODCT; THENCE WITH THE NORTHERN LINE OF SAID SUBDIVSION, SOUTH 53 DEGREES 12' 50" WEST 815.73 FEET TO THE POINT OF BEGINNING, CONTAINING 28.55 ACRES, MORE OR LESS, AS SURVEYED DECEMBER 29, 2010 BY L. STEVEN BRIDGES, JR., RLS#1740 OF BRIDGES LAND SURVEYING AND CONSULTING, 205 SHIVEL DRIVE, HENDERSONVILLE, TENNESSEE 37075.

Being the same property conveyed to Arnold Layne Gebers and wife, Judy Ellen Gebers, by Warranty Deed from Mark Atkins and Christopher G. Atkins dated 01/07/2011 and recorded on 01/10/2011 in Instrument No. 20110110-0002665, Register's Office for Davidson County, Tennessee, and on 01/13/2011 at Record Book 371, Page 496, Register's Office for Cheatham County, Tennessee.

Exhibit A (page 4 of 6)

Parcel G (Davidson County, Map/Parcel: 011-212.00)
Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin (new), in the westerly margin of Greer Road, said iron pin being located from an iron pin (old), in the westerly margin of Greer Road, the southeast corner of Lot 2, of the Patricia Wood Lots, being a plat of record in Plat Book 8250, Page 305, RODCT, South 13 degrees 57' 45" West, 193.69 feet; thence, South 11 degrees 21' 30" West, 70.42 feet; thence, South 08 degrees 45' 15" West, 413.95 feet; thence, South 15 degrees 10' 29" West, 95.05 feet; thence, South 21 degrees 35' 43" West, 23.77 feet, to the point of beginning, the northeast corner of this tract and continuing with the westerly margin of Greer Road, as follows: South 21 degrees 35' 43" West, 182.04 feet; thence with a curve to the left, having a radius of 325.00 feet, an arc distance of 27.12 feet, and a chord bearing and distance of South 19 degrees 12' 16" West, 27.11 feet; thence, South 16 degrees 48' 49" West, 166.00 feet; thence with a curve to the right, having a radius of 150.00 feet, an arc distance of 208.73 feet, and a chord bearing and distance of South 56 degrees 40' 38" West, 192.29 feet to an iron pin (new), in the northerly margin of Greer Road; thence with a new line, as follows: North 11 degrees 45' 36" West, 419.64 feet to an iron pin (new); thence, North 88 degrees 30' 02" West, 539.68 feet to a fence post (old), a corner of a tract of land which belongs to Gary F. Hahn, having a deed reference in Book 7360, Page 296, RODCT; thence with the boundary of said tract of land which belongs to Gary F. Hahn, as follows: North 12 degrees 22' 45" West, 68.70 feet to a fence post (old); thence, North 17 degrees 59' 10" West, 71.29 feet to a fence post (old); thence, North 29 degrees 37' 21" West, 158.72 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Gary F. Hahn; thence with a new line, South 76 degrees 54' 10" East, 1052.20 feet, to the point of beginning, containing 5.55 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated June 8, 2016.

Being part of the same property (Tract I) conveyed to Arnold L. Gebers and Judy E. Gebers, Husband and Wife, by Warranty Deed from Keith Groves and wife, Karen Groves, dated 08/01/2022 and recorded on 08/02/2022 in Instrument No. 20220802-0087991, Register's Office for Davidson County, Tennessee.

This is property known as:
2901 Greer Road, Goodlettsville, TN 37072

Exhibit A (page 5 of 6)

Parcel H (Davidson County, Map/Parcel: 011-213.00)
Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin (new), in the westerly margin of Greer Road, said iron pin being located from an iron pin (old), in the westerly margin of Greer Road, the southeast corner of Lot 2, of the Patricia Wood Lots, being a plat of record in Plat Book 8250, Page 305, RODCT, South 13 degrees 57' 45" West, 193.69 feet; thence, South 11 degrees 21' 30" West, 70.42 feet; thence, South 08 degrees 45' 15" West, 317.15 feet, to the point of beginning, the northeast corner of this tract and continuing with the westerly margin of Greer Road, as follows: South 08 degrees 45' 15" West, 96.80 feet; thence with a curve to the right, having a radius of 425.00 feet, an arc distance of 95.25 feet, and a chord bearing and distance of South 15 degrees 10' 29" West, 95.05 feet; thence, South 21 degrees 35' 43" West, 23.77 feet to an iron pin (new), in the westerly margin of Greer Road; thence with a new line, North 76 degrees 54' 10" West, 1052.20 feet to an iron pin (new), in the easterly boundary of a tract of land which belongs to Gary F. Hahn, having a deed reference in Book 7360, Page 296, RODCT; thence, North 19 degrees 05' 47" West, 270.20 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to Gary F. Hahn; thence with a new line, South 76 degrees 14' 58" East, 1195.86 feet, to the point of beginning, containing 5.74 acres, as surveyed by Steven B. Artz, Tennessee License No. 1708, d/b/a/ Steven B. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated June 8, 2016.

Being part of the same property (Tract II) conveyed to Arnold L. Gebers and Judy E. Gebers, Husband and Wife, by Warranty Deed from Keith Groves and wife, Karen Groves, dated 08/01/2022 and recorded on 08/02/2022 in Instrument No. 20220802-0087991, Register's Office for Davidson County, Tennessee.

This is property known as:
2913 Greer Road, Goodlettsville, TN 37072

Exhibit A (page 6 of 6)

Parcel I (Davidson County, Map/Parcel: 011-214.00)
Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin (new), in the westerly margin of Greer Road, said iron pin being located from an iron pin (old), in the westerly margin of Greer Road, the southeast corner of Lot 2, of the Patricia Wood Lots, being a plat of record in Plat Book 8250, Page 305, RODCT, South 13 degrees 57' 45" West, 193.69 feet; thence, South 11 degrees 21' 30" West, 70.42 feet; thence, South 08 degrees 45' 15" West, 92.29 feet, to the point of beginning, the northeast corner of this tract and continuing, as follows: South 08 degrees 45' 15" West, 225.86 feet to an iron pin (new), in the westerly margin of Greer Road; thence with a new line, North 76 degrees 14' 58" West, 1195.86 feet to an iron pin (new), in the easterly boundary of a tract of land which belongs to Gary F. Hahn, having a deed reference in Book 7360, Page 296, RODCT; thence, North 19 degrees 05' 47" West, 53.27 feet to a 12 inch maple tree, a common corner of said tract of land which belongs to Gary F. Hahn and a tract of land which belongs to Byron J. Thrasher, having a deed reference in Book 4910, Page 554, RODCT; thence with the boundary of said tract of land which belongs to Byron J. Thrasher, as follows: North 79 degrees 54' 28" East, 245.00 feet to an iron pin (new); thence, North 78 degrees 35' 42" East, 191.06 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Byron J. Thrasher; thence with a new line, South 76 degrees 14' 58" East, 808.05 feet, to the point of beginning, containing 5.43 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a/ Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated June 8, 2016.

Being part of the same property (Tract III) conveyed to Arnold L. Gebers and Judy E. Gebers, Husband and Wife, by Warranty Deed from Keith Groves and wife, Karen Groves, dated 08/01/2022 and recorded on 08/02/2022 in Instrument No. 20220802-0087991, Register's Office for Davidson County, Tennessee.

This is property known as:
0 Greer Road, Goodlettsville, TN 37072

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 9/6/2023 (date of document).

L. Broner McCoy
Date: 9/6/2023

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 6th day of Sept., 2023.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY