Tissy Henderson, Register
Cheatham County Tennessee
Rec #: 257863 Instrument #: 240063
Rec'd: 15.00 Recorded
State: 0.00 11/14/2023 at 9:15 AM
Clerk: 0.00 in Record Book
Other: 2.00 622
Total: 17.00 PGS 2601-2603

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1071295 DEEDQC
11/14/2023 11:29:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20231114-0088673

STATE OF NEW YORK
COUNTY OF BROOME

The actual consideration for this transfer is TEN and 0/100 ($10.00).

Affiant Janet Wilson

SUBSCRIBED AND SWORN TO BEFORE ME, this 24th day of October, 2023.

02BU6357290

Notary Public
Commission Exp. 2025

This instrument prepared by:
Ashley Horn Meyers, Attorney at Law, P.O. Box 354, Lyles, TN 37098

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP PARCEL NUMBERS
James M. Wilson, II 16 Meadow Ln. Apalachin, NY 13732	James M. Wilson, II 16 Meadow Ln. Apalachin, NY 13732	Cheatham Co. Tax Map #092 Parcel #007.03 Davidson Co. Tax Map #112-00-0 Parcel # 108.00

KNOW ALL MEN BY THESE PRESENTS that Janet E. Wilson, for and in consideration of the sum of *ten and 00/100* ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto James M. Wilson, II as sole owner in fee simple with full right of survivorship, her entire right, title and interest in and to a certain tract or parcel of land in Davidson and Cheatham Counties, Tennessee, described as follows:

Land in Cheatham and Davidson County, Tennessee,

Being a tract of land as shown on Property Map 92, Assessor's Office and lying mainly in the 12th Civil District of Cheatham County, Tennessee (partially in Davidson County, Tennessee). Lying west of Old Charlotte Pike. Bounded in general by Lot 1 of Peaceful acres. James M. Wilson and James W. Hatmaker on the east; James W. Hatmaker on the south; the reminder of Country Living Foundation Property on the west; John W. Williams, Jr. on the north, more particularly described as follows:

Beginning at an existing iron pin, the south west corner of James M. Wilson (ref. Instrument#20010919 page 101594 R.O.D.C.) and the north west corner of James W. Hatmaker (ref. Deed Book 6147 page R.O.D.C.) thence leaving Wilson and the Hatmaker's west line S02°40'38"W 58.82' to an existing iron pin the north east corner of James W. Hatmaker's et al property (ref. Deed Book 5130 page 751 R.O.D.C.); thence with Hatmaker's second Tract S70° 48' 12"W (crossing the Davidson/Cheatham county line at approximately 220' into Cheatham County) 625.93' to an iron pin set (located N70°48'12"E 82.00' from an existing 18" rebar, Hatmaker's north west corner); thence leaving Hatmaker's north line and with a new line severing the Country

Living Foundation's property N01° 24'48"E 863.03' to an iron pin set in the south line of John W. Williams, Jr. property (ref. Deed Book 184 page 500 R.O.C.C.); thence with Williams' south line S86°41'12"E 586.19' to an existing iron pin, the north west corner of Lot 1 of Peaceful Acres (ref. Platbook 6050 page 412 R.O.D.C.); thence leaving Williams and with said Lot 1's west line S01°35'33"W 126.19' to an existing iron pin, the north west corner of the aforementioned James M. Wilson; thence leaving Lot 1and with Wilson's west line S01°11'32"W 438.28' to the point of beginning, containing 10.00 acres, more or less, and being a portion of Country Living Foundation property as recorded in Deed Book 93 Page 435 and referenced in Country Living Foundation plat in Plat Book 11 Page 41 Register's Office Cheatham County, according to survey by Randolph L. Chapdelaine R.L.S. 1444, 7376 Walker Road, Fairview, Tennessee 37062 and dated November 01, 2010.

Also conveyed herewith is any and all interest in and to that grant of easement rights as set forth in Survey, Easement and Utility Book 2, Page 303, Register's Office for Cheatham County, Tennessee, and in Instrument No. 20110310-0019002, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said easement is further being identified graphically on Exhibit "A" hereto, 25 feet in width in width from Old Charlotte Pike upon Grantor's owned real property, Map 112-00-0, Parcel 110.00, as conveyed to him by deed of record in Instrument No. 20110803-0059816, Register's Office for Davidson County, Tennessee, together with grant an additional 25 foot easement in width, lying west of the rear lot line (Parcel 110.00) and continuing in a northerly direction to the tract of land herein conveyed; said new easement for ingress and egress to serve the Grantee's property is upon Map 112-00-0, Parcel 120.00 and as conveyed to him by Instrument No. 20111121-0090855, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James M. Wilson, II and wife, Janet E Wilson by warranty deed from James M. Wilson, of record in Instrument No. 20141217-0115371 Register's Office for Davidson County, Tennessee; and in Record Book 493, Pages 870-872, Register's Office for Cheatham County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises as described above.

This is the same legal description as set forth in the prior deed of record.

This is not the principal place of residence of Janet E Wilson.

This is unimproved property lying off of Old Charlotte Pike, Pegram, Tennessee 37143 and is situated in Davidson and Cheatham Counties, Tennessee.

This deed is prepared solely on information furnished by the parties to Ashley Horn Meyers, Attorney at Law.

WITNESS my hand this 24th day of October, 2023.

Janet E. Wilson

Janet E. Wilson

STATE OF NEW YORK)
)
COUNTY OF BROOME)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Janet E. Wilson, 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.

SWORN To and subscribed before me this the 24th day of October, 2023.

NOTARY PUBLIC

Commission Expires: _____

JAKE HENRY BUCKLAND
Notary Public-State of New York
No. 02BU6357290
Qualified in Broome County
Commission Expires 04/17/25