SEND TAX BILLS TO:
Robert Hobson
7786 Whites Creek Pike
Joelton, TN 37080

THIS INSTRUMENT PREPARED
BY: JODY A. DORRIS
Attorney at Law
Greenbrier, Tennessee

Karen Johnson Davidson County
Batch# 1072237 DEEDQC
11/15/2023 02:11:59 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231115-0089149

(From Information Prov
NO TITLE CHECK/ NC
NO WARRANTY

Map-Parcel No. 00900002000

QUITCLAIM DEED

THIS INDENTURE, made this the 13th day of November, 2023, between ROBERT W. HOBSON, a resident of Davidson County, Tennessee, and JANET GILLAND, a/k/a JANET GILLAND HOBSON, a resident of Davidson County, Tennessee, Parties of the First Part and ROBERT W. HOBSON, a resident of Davidson County, Tennessee, Party of the Second Part.

WITNESSETH:

That the said Parties of the First Part, for and in consideration of the sum of ONE DOLLAR ($1.00), to them in hand paid by the Party of the Second Part, and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and QUITCLAIMED, and do hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part, his heirs and assigns, a certain tract or parcel of land located in the 14th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Beginning at an iron pin on the northeasterly margin of Springfield Pike, 547 feet southeasterly from the SW corner of the property conveyed to James Edward Demonbreun and wife, by deed from Eulalie Huffman Watts of record in Book 1855, Page 471, Register's Office for Davidson County, Tennessee; thence with the northeastwardly margin of said Pike southeastwardly 180.4 feet to an iron pin; thence N 26 deg. 30' E 208 feet to a stake at post; thence N 59 deg. 15' E 2650 feet to a stake; thence N 9 deg. 10' W 860 feet; thence N 87 deg. 05' W 1146 feet to a marked tree; thence S 7 deg. 45' W 139 feet to a 6 inch R Oak; thence S 1 deg 20' E with an old fence 232 feet to an iron pin in pile of stones; thence S 72 deg. 30' W 353 feet; thence S 3 deg. 15' W 410 feet to an old stake near post thence N 87 deg 30' W 236 feet to an old stake at post; thence S 37 deg 45' W 223.5 feet to an iron pin; thence S 18 deg 15'E 205 feet to an iron pin;

thence S 24 deg 15' W 942 feet to an iron pin; thence S 48 deg 15' W 138 feet to the beginning containing 57.5 acres, more or less.

Being the same property conveyed to ROBERT W. HOBSON and LINDA GILLAND by JOE L. WALL TRUSTEE and DEBORAH L. WALL TRUSTEE OF THE WALL FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 20, 2010, in a deed of record as Instrument No. 20200813-0090430 Register's Office for Davidson County, Tennessee, and was thereafter corrected by Scrivener's Affidavit to correctly identify the Grantees as ROBERT W. HOBSON and JANET GILLAND recorded as Instrument No. 20200909-0102530 Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED HEREIN IS THE FOLLOWIN TRACT OF LAND:

Being east of and adjacent to Whites Creek Pike, north of Greenbrier Road, west of Greenbrier Road, south of Jackman Road, and being further described as follows: Beginning at found ½" iron pin in the eastern right of way (ROW) of Whites Creek Pike. Said Point of Beginning being S 41°46'30" E a distance of 554.55 feet from the centerline intersections of Whites Creek Pike and Baxter Road, and having Tennessee State Plan Coordinates (NAD 83) or Northing 735665.15 and Easting 1709782.68. Said iron pin being the southern-most corner of herein described tract, and being the western most corner of Lanny Mooneyhan property, as of record in Sale Instrument DB-20180118-0005305, Register's Office for Davidson County, Tennessee; thence leaving said Mooneyhan property, and along said Whites Creek Pike ROW, N 35°27'46" W a distance of 50.00 feet to a set ½" iron pin capped "TTL." Thence, leaving said ROW, and along a new severance line through the Hobson & Gilland property the following 8 calls: N 30°48'12"E a distance of 193.88 feet to asset ½" iron pin capped "TTL." Thene, N 38°27'18" E a distance of 247.62 feet to a set ½" iron pin capped "TTL." Thence, N 44°15'37'E a distance of 324.59 feet to a set ½" iron pin capped "TTL." Thence, S 72°57'24"E a distance of 202.14 feet to a set ½" iron pin capped "TTL." Thence, N 72°07'06"E a distance of 169.50 feet to a set ½" inch iron pin capped "TTL." Thence, N 33°51'07"E a distance of 197.97 feet to a point in a pond. Thence, N 62°30'13" E a distance of 369.27 feet to a set ½" iron pin capped "TTL." Thence, S 30°54'19"E a distance of 175.33 feet to a set ½" iron pin. Said iron pin being in the northern line of Andrew Harrison property, as of record in Sale Instrument QC-20140813-073189, Register's Office for Davidson County, Tennessee. Thence, leaving said new severance line and along and past said Harrison property, and to and along said Mooneyhan property, S 62°30'23"W a distance of 1380.73 feet to a ½" iron pin. Thence, continuing along said Mooneyhan property, S 32°00'59"W a distance of 204.60 feet to said Point of Beginning, containing 222,033 square feet or 5.10 acres, more or less, according to a survey by TTL, Inc., Joshua A. Meeks, TN RLS #2790, Dated 09/01/2022.

Being the same property as that conveyed to Mesut Sumer and Saltanat Oruc from Robert W. Hobson and Janet Gilland Hobson in a deed recorded as Instrument No. 20221012-0111797, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Parties of First Part have hereunto set their hand and seal the day and year first above written.

Robert Wilson Hobson
ROBERT W. HOBSON

Janet Gilland
JANET GILLAND
a/k/a JANET GILAND HOBSON

AKA Janet Gilland Hobson

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT W. HOBSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 8th day of November, 2023.

DENA A. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

D. A. Ellis
NOTARY PUBLIC

My Commission Expires: 7/24/2026

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET GILLAND a/k/a JANET GILLAND HOBSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13th day of November, 2023.

NOTARY PUBLIC

DENA A. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 7/24/24

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this ~~transfer,~~ or value of property or interest in property transferred, whichever is greater, is $ _____, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this ~~the~~ 8th day of November, 2023.

NOTARY PUBLIC/Register

DENA A. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 7/24/24