QUITCLAIM DEED

Karen Johnson
Batch # 1082510
12/15/2023 09:59:35 AM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDQC
5 pgs

20231215-0096815

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$0.00 (love and affection)**.

Kyle F Adkins
Affiant

Subscribed and sworn to before me, this the 13th day of December 2023.

Notary Public

My commission expires: 12-19-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nancy King Crawford, Attorney
310 Demonbreun St. #1405
Nashville, TN 37201
(615) 812-1886

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel ID Number:
Kyle F. Adkins	Lisa Moore	Map 18, Parcel 38
901 Hitt Lane	401 Placid Grove Lane	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

KNOW ALL MEN BY THESE PRESENTS that I, Linde S. Waller, for and in consideration of love and affection, the receipt of which is hereby acknowledged, hereby quitclaim and transfer all my interest in the following land, with the exception and reservation of timber rights to the land, to my cousin, Kyle F. Adkins, being the one-sixth undivided interest conveyed to me in accordance with the provisions of the Will and First Codicil of Donna P. Stephens, Deceased, (admitted to Probate on September 8, 2022, in the Circuit Court of Davidson County Tennessee, Probate Division, Docket Number 22P1265) in and to a certain tract of land, and improvements and appurtenances thereto, in Davidson County, Tennessee as follows:

PARCEL TWO: Two tracts of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, as follows:

FIRST TRACT: Being Lots Nos. 3 and 4 on an unregistered plan of the lands of William G. Blair, deceased, made by W.Z. Hitt December 13, 1888, and described according to said plan as follows:

BEGINNING at a beech the southeast corner of the old Reagan land, and southwest corner of said Lot No. 3 in the north line of the old James Peay tract of land; thence with the said line South 86-1/4° East 67 poles to a stake and hickory pointer, the southeast corner of said Lot No. 4; thence North 3-3/4° East with the west line of the old Monroe Peay tract of land 84 poles to a stone, near a branch the southeast corner of Lot No. 1 on said plan; thence with the line between Lots Nos. 1 and 4 South 46-1/2° West 20 poles South 82° West 21.2 poles to a corner of Lots Nos. 1 and 3; thence with the line between said two lots North 2-3/4° East 13.4 poles to a stone; the southeast corner of Lot No. 2; thence North 89-3/4° West with

the south line of said lot 33.4 poles to a stake and hickory near a sugar tree, the northwest corner of said Lot No. 3 in said Reagan's east line; thence with the line between Reagan and said Lot No. 3, South 15-3/4° West 9.12 poles to an oak, South 8-1/4° West 24.28 poles to an oak South 3/4° East 13.5 poles to an elm south 8° East 20.3 poles to a beech, South 3/4° West 11.9 poles to the beginning containing 32 acres, more or less.

SECOND TRACT: Being Lot No. 2 and 16-9/10 acres off the south end of Lot No. 3 in the Division of the lands of James C. Crosswy, deceased, a plan of which is of record in Minute Book "N" page 29 County Court of said County and also in 51, page 503, Register's Office for said County and described as follows:

BEGINNING at a stone, the southwest corner of Lot No. 4 (assigned to J.W. Crosswy's heirs in said Division) and the southeast corner of Lot No. 3, (assigned to Enoch Tinnin); thence along the line between said Lots North 30° East 15.5 poles to a stone; thence North 55° West 82 poles to a point in the westerly line of said Lot No. 3; thence with said line South 60° West 51.5 poles to a stake 20 feet southwest of a marked beech, southwest corner of said Lot No. 3; thence along the northwesterly line of Lot No. 2, South 60° West 46 poles to a stake; thence North 84° West 48 poles to a beech, 4 poles below a dripping spring northwest corner of said Lot No. 2; thence South 1-1/2° West 82-1/4 poles to a black oak stump, south side of a ridge, southwest corner of said Lot No. 2; thence South 88° East 174.6 poles to a point in Creek; thence North 32-1/2° East 78 poles to a point in the southerly line of Lot No. 4; thence with said line North 71° West 24 poles to the beginning, more or less.

Included in the above description, but EXCLUDED from this conveyance is a certain tract or parcel of land conveyed to Jack H. Stephens and wife, Donna L. Stephens by deed of record in Book 3893, page 731, said Register's Office, described as follows:

Land in Davidson County, Tennessee in the 11th Councilmatic District, Metropolitan Nashville and Davidson County, Tennessee, formerly the 10th Civil District being described according to a survey made by William Collier Parrish Associates, Civil Engineers, April 22, 1965, as follows:

BEGINNING at a point in the center of Hitt Lane, 1.8 miles from Old Dickerson Road, being the southeast corner of the land herein conveyed, the northerly line of the J. L. Andrews property running thence with the northerly line of same North 85° 20' West 342.25 feet to an iron pin; thence on a broken line North 19° 03' East 264.16 feet to an iron pin; thence North 9° 28' West 131.9 feet to an iron pin; thence South 87 ° 26' East across an old farm road 206.10 feet an iron pin; thence South 52° 38' East crossing a creek 292.35 feet to the center of Hitt Lane; thence with the center of Hitt Lane southwestwardly 274.17 feet to the beginning containing 3.17 acres, more or less.

ALSO INCLUDED in the above description, but specifically EXCLUDED from this conveyance is a tract or parcel of land conveyed to Frank Donald Adkins and wife, Judy P. Adkins, by deed of record in Book 4581, page 736, and as corrected in Book 4607, page 408, Register's Office for Davidson County, Tennessee.

Land located in the 10th formerly the 20th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Wayne S. Cooper, Sr., Surveyor, February 23, 1972, and revised May 18, 1972, as follows, to-wit:

BEGINNING at a spike in the center of Hitt Lane, a common corner to tract of property described in Deed Book 1132, page 377, Register's Office for Davidson County, Tennessee; thence North 49° 00' West 212 feet to an iron pin in a fence; thence North 38° 00' East 494 feet to a corner fence post; thence North 69° 30' West 222 feet to a point in fence line; thence South 38° 00' West 572 feet to a point in fence line; thence South 54° 00' East 325.5 feet to an iron pin in fence; thence South 72° 00' East 124.8 feet to a spike in a culvert in the center of Hitt Lane; thence North 31° 00' East 80 feet to the point of beginning, containing 3.3 acres more or less.

ALSO INCLUDED in the above description, but specifically EXCLUDED from this conveyance is that part of Tax Map 01800003800 that was included in the legal description of a tract or parcel of land conveyed to Kyle Adkins and wife Heather T. Adkins, by Jack H. Stephens, Donna L. Stephens, Frank Donald Adkins, Judy P. Adkins, Kyle F. Adkins and Heather T. Adkins. The certain tract or parcel of land conveyed in Davidson County State of Tennessee described as follow, to-wit:

TRACT NO. 6: A tract of land situated in the 10th Civil District of Goodlettsville, Davidson County, Tennessee, described according to a survey by R. L. Montoya Land Surveying dated August 11, 2009.

Beginning at an iron rod in the northerly margin of Hitt Lane, said point being the southwest corner of this described tract, the south east corner of Tract No. 5; thence, leaving said margin along the common line of this tract and Tract No. 5 North 68 degrees 25 minutes 39 seconds West 150.00 feet to an iron rod; thence, North 28 degrees 32 minutes 40 seconds west 734.86 feet to a point in the southerly line of the remaining property of Adkins and Stephens, being the north west corner of this tract and the north east corner of Tract No. 5; thence, along the north line of this tract North 36 degrees 57 minutes 41 seconds East 199.50 feet to a point, said point being the north east corner of this tract; thence, along the easterly line of this tract as follows, South 52 degrees 18 minutes 23 seconds East 417.87 feet to an iron rod; thence, South 29 degrees 13 minutes 33 seconds West 253.57 feet to an iron rod; thence, South 68 degrees 11 minutes 13 seconds East 346.04 feet to an iron rod in the northerly margin of Hitt Lane; thence, with said margin with a curve to the left having a delta angle 9 degrees 40 minutes 28 seconds, a radius of 1302.4I feet, a length of 219.91 feet a chord of North 61 degrees 49 minutes 42 seconds West 219.65 feet to a point; thence, South 28 degrees 1O minutes 18 seconds West 80.00 feet to the point of beginning, containing 5.03 acres more or less.

INCLUDED in the above tract is an easement for sewage disposal area for Tract No. 5 and described as follows:

Beginning at an iron rod located in the southwest corner of Tract No. 6, the southeast corner of Tract No. 5 in the westerly margin of Hitt Lane; thence, along the line common to Tracts 5 and 6 North 68 degrees 25 minutes 39 seconds West 33.10 feet to a point, this being the point of beginning for this described easement; thence, continuing along said property line North 68 degrees 25 minutes 39 seconds West 51.01 feet to a point, thence, along a new line North 32 degrees 68 minutes 39 seconds East 72.55 feet to a point; thence, South 57 degrees O1 minutes 21 seconds East 50.00 feet to a point; thence, South 32 degrees 58 minutes 39 seconds West 62.46 feet to the point of beginning, containing 3375.2 square feet, 0.08 acres, more or less.

BEING part of the same property conveyed to Jack H. Stephens, Donna L. Stephens, Frank Donald Adkins and Judy P. Adkins by deed from Joe Peay and wife, Pauline Peay, of record in Book 5342,

page 494, Register's Office for Davidson County, Tennessee, and a part of the same property conveyed to Frank Donald Adkins and wife Judy P. Adkins, by deed from Joe Peay and wife, Pauline Ott Peay of record in Book 4581, page 736, said Register's Office, and a part of the same property conveyed to Kyle F. Adkins by deed from Judy P. Adkins and Donna P. Stephens of record in Instrument No.20030813-0115592, said Register's Office.

The foregoing description was prepared from a survey dated August 11, 2009, by L. Montoya, R.L. Montoya-Land Surveying, Registered Land Surveyor, No. 697.

Being the same property conveyed to Jack H. Stephens and wife Donna L. Stephens and Frank Donald Adkins and wife Judy P. Adkins as tenants in common, by Warranty Deed from Joe Peay and wife, Pauline Peay, in Book 5342, Page 494, of the Register's Office of Davidson County, Tennessee. The said Jack H. Stephens having since died, and Donna L. Stephens, n/k/a Donna P. Stephens, took title to his one fourth interest by virtue of an Order for Muniment of Title filed in the Seventh Circuit Court (Probate Division) for Davidson County Tennessee on the 24h day of May 2023, in Docket Number 23P855, IN RE: Jack Herbert Stephens, and of record in the Davidson County Register of Deeds at Instrument No. 20230622-0047254, and the Last Will and Testament filed in the Seventh Circuit Court (Probate Division) for Davidson County Tennessee on the 24h day of May 2023, in Docket Number 23P855, IN RE: Jack Herbert Stephens, and of record in the Davidson County Register of Deeds at Instrument No. 20230622-0047255. The said Donna L. Stephens, a/k/a known as Donna P. Stephens having since died testate on May 16, 2022, and pursuant to Provision 2. of her First Codicil to Will, referenced above, any real property owned by her at her death shall be administered as part of her probate estate. The First Codicil and Will were admitted to Probate on September 8, 2022, in the Circuit Court of Davidson County Tennessee, Probate Division, Docket Number 22P1265.

BEING the same property conveyed to Linde S. Waller, from Lisa S. Moore, Executor of the Estate of Donna P. Stephens by Executor Deed dated August 22, 2023, in Instrument Number 20230823-0066074, in the Register's Office for Davidson County, Tennessee.

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

This is unimproved property known as 0 Hitt Lane, Goodlettsville, TN 37072.

WITNESS MY HAND this 13th day of December, 2023.

Linde S. Waller

Linde S. Waller

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Linde S. Waller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Goodlettsville, Tennessee, this 13th day of December, 2023.

Notary Public

My Commission Expires: 12-10-25