Karen Johnson Davidson County
Batch # 1109383 DEEDQC
03/11/2024 08:12:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20240311-0016475

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $-0-

James F. Hudson

This instrument was prepared by:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 200
Nolensville, TN 37135

Subscribed and sworn before me this 12 day of February, 2024.

Notary Public
My Commission Expires: 6/26/24

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

QUITCLAIM DEED

New Owner(s) *Map & Parcel Nos.*

THE JAMES F. HUDSON LIVING TRUST
536 Brick Church Lane
Whites Creek, TN 37189

050-00-0-019.00

Send tax bill to New Owner

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JAMES F. HUDSON,** ("Grantor"), by these presents do hereby remise, release, quitclaim and convey unto **THE JAMES F. HUDSON LIVING TRUST** U/A dated 02/12/2024 ("Grantee"), all of my right, title and interest in and to the following described real property located in the County of Davidson, State of Tennessee:

A TRACT of land in the 21st Civil District of Davidson County, Tenn., and on the waters of the East Fork of Whites Creek, described as follows:

BEGINNING at a stone, the center of the Brick Church Pike opposite the mouth of a lane intersecting said pike on the West side of Love's Chapel; thence running with the center of said pike South 98.6 poles to a stone the Northeast corner of R.G. Smiley's land; thence with said Smiley's North line West 58.56 poles, more or less, to a stone 13 poles east of Whites Creek, being the Northeast corner of 35.3 acres of land conveyed by Thos. W. Wrenne, C.&.M., to J.R. Handley; thence South ¾ deg. E. 38 poles to the center of Whites Creek; thence North 87-1/2 deg. West 131.5 poles to a stone corner with John Greeno; thence North 1-1/2 deg. East 13.3 poles to a stone and box elder; thence North 87-3/4 deg. West 41-3/10 poles to a stone corner; thence N. 3 deg. East 21.3 poles to a point on the fence, marked Handley's S.W. corner; continuing North 1-1/2 deg. East 74.38 poles to the lower end of the center pier of the water gap in Wilkinson's Spring

Branch; thence up the center thereof N. 38-1/2 deg. E. 5-1/2 poles; N. 43-1/2 deg. E. 6 poles; N. 56 deg. E. 28.3 poles to a stone in the South edge of the County road or lane, where it intersects the center of said branch; thence with the South edge of said lane South 89 deg. East 195.1 poles to the beginning, containing 174-1/2 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY OMITTED FROM THE CONVEYANCE HEREIN IS THE BELOW DESCRIBED TRACT OF LAND: LAND situated in the 12th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the westerly margin of Brick Church Pike, being the southeast corner of the herein described property and the northeast corner of the William Harlan Jones property; thence with the westerly margin of Brick Church Pike north 0 degrees fifty-six minutes east 1362.1 feet to an iron pin; thence north 89 degrees 04 minutes west 145.0 feet to an iron pin; thence north 5 degrees 44 minutes west 25.7 feet to an iron pin; thence south 85 degrees 54 minutes west 150.0 feet to an iron pin in the easterly margin of a proposed subdivision road; thence with the easterly margin of said road north 4 degrees 06 minutes west 125.0 feet to the PC of a curve having a radius of 855.39 feet; thence north with said curve northerly 97.05 feet to the PT of said curve, being also the radius return point of a 25-foot radius; thence with said radius northeasterly 39.27 feet to the radius return point in the southerly margin of Brick Church Lane; thence north 87 degrees 36 minutes west 884.5 feet with the southerly margin of Brick Church Lane to an iron pin; thence north 87 deg. 59 minutes west 930.0 feet with the southerly margin of Brick Church Lane to an iron pin; being the northeast comer of the 20.301 acres retained by Marie Jones Hudson; thence south 2 degrees 01 minutes west 130.3 feet to an iron pin; thence south 39 deg. 59 minutes east 108.0 feet to an iron pin; thence south 36 deg. 11 minutes west 132.0 feet to an iron pin; thence south 44 degrees 23 minutes east 150.0 feet to an iron pin in the northwesterly margin of a proposed subdivision road; thence with the northwesterly margin of the proposed subdivision road as follows:
southwesterly with a curve having a radius of 475.0 feet, a distance of 110.0 feet to an iron pin at the PT of said curve, south 32 degrees 21 minutes west 294.92 feet to an iron pin at the PT of a curve having a radius of 635.20 feet, southwesterly with said curve a distance of 382.48 feet to an iron pin at the PT of said curve; south 66 degrees 51 minutes west 100.0 feet to an iron pin; thence leaving said road north 23 degrees 09 minutes west 145.0 feet to an iron pin; thence south 63 degrees 17 minutes west 219.8 feet to an iron pin; thence north 25 degrees 03 minutes west 175.0 feet to an iron pin; thence north 64 degrees 57 minutes east 38.0 feet to an iron pin; thence north 25 degrees 03 minutes west 165.0 feet to an iron pin; thence south 78 degrees 57 minutes west 69.0 feet to an iron pin; thence north 65 degrees 48 minutes west 15 5 .2 feet to an iron pin; thence north 11 degrees 42 minutes west 330.0 feet to an iron pin; thence north 68 degrees 18 minutes east 300.0 feet to an iron pin; thence north 58 degrees 18 minutes east 140.0 feet to an iron pin; thence north 2 degrees 19 minutes east 155.0 feet to an iron pin in the southerly margin of Brick Church Lane; thence with said margin of Brick Church Lane north 87 degrees 41 minutes west 557.5 feet to an iron pin at the PC of a curve having a radius of 547.96 feet; thence with said curve westerly 128.0 feet to an iron pin; thence south 59

degrees 21 minutes west 430.2 feet to an iron pin; thence south 43 degrees 11 minutes west 99.0 feet to an iron pin; thence south 39 degrees 51 minutes west 108.5 feet to an iron pin; thence south 2 degrees 39 minutes west 405.33 feet to an iron pin; thence south 2 degrees 57 minutes west 320.74 feet to an iron pin; thence south 2 degrees 25 minutes east 94.67 feet to an iron pin; thence south 3 degrees 09 minutes west 414.74 feet to an iron pin; thence south 3 degrees 36 minutes west 346.22 feet to an iron pin in the north boundary line of the William Harlan Jones property; thence south 87 degrees 33 minutes east 669.1 feet to a point; thence south 1 degree 53 minutes west 217.8 feet to an iron pin; thence south 86 degrees 24 minutes east 2,184.6 feet to an iron pin; thence north 0 degrees 26 minutes west 650.9 feet to an iron pin; thence south 87 degrees 39 minutes east 934.1 feet to the point of beginning, containing 152.180 acres.

Being the same property conveyed to **JAMES F. HUDSON**, by Quitclaim Deed from **WESLEY H. HUDSON** of record in Instrument No. 20180730-00740341 in the Register's Office for Williamson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 534 Brick Church Lane, Whites Creek, TN 37189

WITNESS my hand this 12 day of February, 2024.

JAMES F. HUDSON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, JAMES F. HUDSON with whom I am personally acquainted and who acknowledged that the Grantor executed this Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nolensville, Tennessee, 12 day of February, 2024

Notary Public

My Commission Expires: 6/26/24

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This Quitclaim Deed Was Prepared By:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 200
Nolensville, TN 37135