Karen Johnson Davidson County
Batch # 1109646 DEEDQC
03/11/2024 02:53:03 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240311-0016798

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
SANDRA L. DURNIN, Trustee 3001 Cheever St. Franklin, TN 37064	SAME	00400015800

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(i)(b). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), I, SANDRA L. DURNIN, ("GRANTOR"), do hereby quitclaim and by these presents do transfer and convey all of GRANTOR'S right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference, ("the Property"), to SANDRA L. DURNIN, TRUSTEE OF THE SANDRA L. DURNIN REVOCABLE TRUST, her successors and assigns, ("GRANTEE") ,with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party.

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

WITNESS my hand this 28 day of February, 2024.

Sandra L. Durnin
SANDRA L. DURNIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared SANDRA L. DURNIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, this 28 day of February, 2024.

Bridget Garsee
NOTARY PUBLIC
My Commission Expires: 5/9/26

BRIDGET A. GARSEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5/9/2026

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT 8 ON THE PLAN OF THE JAMES I. CALDWELL, III AND DAVID R. WADE, III PROPERTY NOT OF RECORD, PREPARED BY JOE N. CUMMINGS DATED MARCH 17, 1988, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING START AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY (25 FEET FROM THE CENTERLINE) OF COOPERTOWN ROAD WITH THE WESTERLY BOUNDARY LINE OF PROPERTY OWNED BY MARIE SLOAN, OF RECORD IN DEED BOOK 6842, PAGE 844, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID INTERSECTION BEING WESTERLY APPROXIMATELY 1375 FEET ALONG SAID RIGHT-OF-WAY FROM WHITES CREEK PIKE; THENCE, WITH SAID SLOAN'S WESTERLY BOUNDARY LINE, SOUTH 0 DEGREES 44 MINUTES 00 SECONDS WEST 780.29 FEET TO AN IRON PIN IN THE BOUNDARY LINE OF PROPERTY OWNED BY JAMES I. CALDWELL, III AND DAVID R. WADE, III, OF RECORD IN DEED BOOK 7473, PAGE 663, SAID REGISTER'S OFFICE; THENCE SEVERING SAID CALDWELL AND WADE PROPERTY AS FOLLOWS: NORTH 89 DEGREES 39 MINUTES 40 SECONDS WEST 13.24 FEET TO AN IRON PIN; SOUTH 27 DEGREES 33 MINUTES 00 SECONDS WEST 543.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 308.52 FEET; THENCE CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE, AN ARC DISTANCE OF 209.23 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY SOUTH 66 DEGREES 24 MINUTES 20 SECONDS WEST 110.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 176.45 FEET; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE, AN ARC DISTANCE OF 60.97 FEET TO AN IRON PIN, THE POINT OF BEGINNING; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY, SOUTH 43 DEGREES 23 MINUTES 20 SECONDS EAST 822.71 FEET TO AN IRON PIN IN THE NORTHERLY BOUNDARY LINE OF PROPERTY OWNED BY VERNON L. LAIN, OF RECORD IN DEED BOOK 5098, PAGE 435, SAID REGISTER'S OFFICE; THENCE WITH SAID NORTHERLY BOUNDARY LINE AS FOLLOWS, SOUTH 75 DEGREES 59 MINUTES 00 SECONDS WEST 429.93 FEET TO AN IRON PIN, SOUTH 87 DEGREES 10 MINUTES 00 SECONDS WEST 112.06 FEET TO THE INTERSECTION OF TWO DRAINS; THENCE, AGAIN SEVERING SAID CALDWELL AND WADE PROPERTY, NORTH 11 DEGREES 12 MINUTES 20 SECONDS WEST 582.43 FEET TO AN IRON PIN; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET, NORTHEASTERLY AN ARC DISTANCE OF 79.29 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 50.00 FEET; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE, NORTHEASTERLY AN ARC DISTANCE OF 36.14 FEET TO

THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 176.45 FEET; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE, NORTHEASTERLY AN ARC DISTANCE OF 53.16 FEET TO THE BEGINNING CONTAINING 5.12 ACRES.

THE ABOVE-DESCRIBED TRACT IS BENEFITED BY A 50-FOOT-WIDE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS BETWEEN SAID TRACT AND COOPERTOWN ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY (25 FEET FROM THE CENTERLINE) OF COOPERTOWN ROAD WITH THE WESTERLY BOUNDARY LINE OF PROPERTY OWNED BY MARIE SLOAN, OF RECORD IN DEED BOOK 6842, PAGE 844, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PIN BEING WESTERLY APPROXIMATELY 1375 FEET ALONG SAID RIGHT-OF-WAY FROM ITS INTERSECTION WITH WHITES CREEK PIKE; THENCE, LEAVING SAID RIGHT-OF WAY WITH SAID WESTERLY BOUNDARY LINE, SOUTH 0 DEGREES 44 MINUTES 00 SECONDS WEST 780.29 FEET TO AN IRON PIN AT SAID SLOAN'S SOUTHWEST CORNER; THENCE, SEVERING THE PROPERTY OF JAMES I. CALDWELL, III AND DAVID R. WADE, III, OF RECORD IN DEED BOOK 7473, PAGE 663, SAID REGISTER'S OFFICE, AS FOLLOWS: NORTH 89 DEGREES 39 MINUTES 40 SECONDS WEST 13.24 FEET; SOUTH 27 DEGREES 33 MINUTES 00 SECONDS WEST 543.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 308.52 FEET; THENCE, WITH SAID CURVE, AN ARC DISTANCE OF 209.23 FEET THROUGH A CENTRAL ANGLE OF 38 DEGREES 51 MINUTES 20 SECONDS TO THE POINT OF TANGENCY, SOUTH 66 DEGREES 24 MINUTES 20 SECONDS WEST 110.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 176.45 FEET; THENCE, WITH SAID CURVE, AN ARC DISTANCE OF 114.13 FEET THROUGH A CENTRAL ANGLE OF 37 DEGREES 03 MINUTES 40 SECONDS TO THE BEGINNING OF A TURN-IN CURVE TO A CUL-DE-SAC CONCAVE TO THE EAST AND HAVING A RADIUS OF 50.00 FEET; THENCE, WITH SAID TURN-IN CURVE, AN ARC DISTANCE OF 36.14 FEET THROUGH A CENTRAL ANGLE OF 41 DEGREES 24 MINUTES 40 SECONDS TO THE BEGINNING OF A CUL-DE-SAC TURN AROUND CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 50.00 FEET; THENCE, WITH SAID TURN AROUND CURVE, AN ARC DISTANCE OF 229.35 FEET TO THE BEGINNING OF A TURN-IN CURVE LEAVING SAID CUL-DE-SAC CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE, WITH SAID TURN-IN CURVE, AN ARC DISTANCE OF 36.14 FEET THROUGH A CENTRAL ANGLE OF 41 DEGREES 24 MINUTES 40 SECONDS TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 226.45 FEET; THENCE, WITH SAID CURVE, AN ARC DISTANCE OF 146.48 FEET THROUGH A CENTRAL ANGLE OF 37 DEGREES 03 MINUTES 40 SECONDS TO THE POINT OF TANGENCY, NORTH 66 DEGREES 24 SECONDS 20 MINUTES EAST 110.59

FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 258.52 FEET; THENCE, WITH SAID CURVE, AN ARC DISTANCE OF 175.32 FEET THROUGH A CENTRAL ANGLE OF 38 DEGREES 51 MINUTES 20 SECONDS TO THE POINT OF TANGENCY, NORTH 27 DEGREES 33 MINUTES 00 SECONDS EAST 382.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 748.48 FEET; THENCE, CONTINUING TO SEVER SAID CALDWELL AND WADE PROPERTY WITH SAID CURVE AND CONTINUING WITH THE EASTERLY BOUNDARY LINE OF PROPERTY OWNED BY DONALD DICKERSON, OF RECORD IN DEED BOOK 7271, PAGE 881, SAID REGISTER'S OFFICE, AN ARC DISTANCE OF 350.30 FEET THROUGH A CENTRAL ANGLE OF 26 DEGREES 49 MINUTES 00 SECONDS TO AN IRON PIN AT THE POINT OF TANGENCY; THENCE, WITH THE EASTERLY BOUNDARY LINE OF HARGROVE SUBDIVISION, OF RECORD IN PLAT BOOK 6050, PAGE 317, SAID REGISTER'S OFFICE, NORTH 0 DEGREES 44 MINUTES 00 SECONDS EAST 572.2.4 FEET TO A CONCRETE MONUMENT IN SAID SOUTHERLY RIGHT-OF-WAY OF COOPERTOWN ROAD; THENCE, WITH SAID RIGHT-OF-WAY, SOUTH 79 DEGREES 44 MINUTES 00 SECONDS EAST 50.70 FEET TO THE BEGINNING.

Being the same property conveyed to SANDRA L. DURNIN by Warranty Deed recorded as instrument number 20180406-0032336, R.O.D.C.

This is improved property known as 5071 Cougar Cove, Joelton, TN 37080.