PROPERTY TAX INFORMATION:

OWNER: William Mark Stinson &
Delia H. Stinson
6133 Pettus Road
Antioch, TN 37013

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

Ashley D. Stearns, Attorney
Trail, Coleman, & Stearns, PLLC
107 North Maple Street
Murfreesboro, TN 37130

From information furnished
by the parties.

Parcel ID: See Below

Karen Johnson
Batch # 1112371
03/19/2024 08:43:20 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240319-0018671

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No.100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy in common, we, **William M. Stinson** and **Delia H. Stinson**, hereby convey, remise, release and quitclaim unto **William M. Stinson** and **Delia H. Stinson** each a one-half (1/2) undivided interest as tenants in common in and to the following described tracts of land in the Civil District of Davidson County, Tennessee:

TRACT 1:
Parcel ID: Part of 181-151 and 181-153
5 acres (unimproved property off Pettus Road)

Beginning in the northerly line of the Charles Ferrell property as recorded in Book 7779, Page 669, said point being the southwest corner of the William M. and Delia H. Stinson property as recorded in Book 9499, Page 200; thence along Ferrell's northerly line, N 89 deg. 11' 24" W, 95.65 feet; thence crossing the Phillip L. Stinson property as recorded in Book 5391, Page 788, N 03 deg. 59' 11" E, 143.60 feet to the northerly line of said property; thence N 86 deg. 09' 21" W, 603.47 feet; thence crossing the Phillip L. Stinson property as recorded in Book 6971, Page 279, N 03 deg. 59' 10" E, 364.33 feet to the northerly line of said property; thence S 86 deg. 00' 50" E, 424.42 feet; thence along the lines of James W. Bakke as recorded in Book 9797, Page 255, S 03 deg. 59' 10" W, 176.93 feet; thence S 84 deg. 29' 33" E, 274.32 feet; thence along the aforementioned William M. Stinson line S 03 deg. 55' 36" W 316.93 feet to the point of beginning and containing 5.00 acres.

Being the same property conveyed to William M. Stinson and wife, Delia H. Stinson by Quitclaim Deed of record in Book 11266, page 893 of the Register's Office of Davidson County, Tennessee.

TRACT 2:
Parcel ID: 181-221.00
6133 Pettus Road, Antioch, TN 37013

Land in the 2nd Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod in the westerly margin of Pettus Road, said iron rod being N 33 degrees 28' 41" E, 1103.63 feet along said margin from the northerly line of the Elmo Potts property recorded in Book 4037, page 359, R.O.D.C., TN:

Thence leaving Pettus Road N 81 degrees 04' 33" W, 1292.50 feet;

Thence N 89 degrees 11' 24" W, 342.44 feet;
Thence N 03 degrees 55' 36" E, 316.93 feet;
Thence S 84 degrees 29' 33" E, 225.89 feet;
Thence S 39 degrees 29' 33" E, 70.7 feet;
Thence S 82 degrees 33' 33" E, 1505.90 feet to the aforementioned margin of Pettus Road;
Thence S 33 degrees 28' 31" W, 300.00 feet to the point of beginning and containing 10.22 acres.

Being the same property conveyed to William M. Stinson and wife, Delia H. Stinson, by Quitclaim Deed of record 20070606-0067771 of the Register's Office of Davidson County, Tennessee.

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

WITNESS our hands this 14 day of March, 2024.

William M. Stinson

Delia H. Stinson

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said County and State, the within named **William M. Stinson** and wife, **Delia H. Stinson,** the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 14 day of March, 2024.

ASHLEY D. STEARNS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My commission Expires: 11/22/2025

AFFIDAVIT OF VALUE

I hereby swear or affirm that no consideration was given for this Quitclaim Deed.

AFFIANT

Sworn to and subscribed before me, on this 14 day of March, 2024.

ASHLEY D. STEARNS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 11/22/2025