Karen Johnson Davidson County
Batch # 1130552 DEEDQC
05/03/2024 08:38:25 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240503-0032464

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, TN 38018
(901) 372-5003

Davidson County Map & Parcel: 098 00 0 128.00
Wilson County Map 097, Parcel 050.01

QUIT CLAIM DEED

Property Address & New Owner :	*	Mail Tax Statement to:
SONJA HAMBLEN STEWART	*	Sonja Hamblen Stewart
MELANIE HAMBLEN BREWER	*	Melanie Hamblen Brewer
5374 John Hagar Road	*	5450 John Hagar Road
Mount Juliet, TN 37122	*	Mount Juliet, TN 37122

The GRANTORS, **SONJA HAMBLEN STEWART and MELANIE HAMBLEN BREWER, Trustees of the Trust for the benefit of JOYCE HAMBLEN, SONJA HAMBLEN STEWART and MELANIE HAMBLEN BREWER**, for and in consideration of Zero Dollars ($0.00), do hereby convey and quit claim the below-described property to the following Grantees in the amounts specified:

a one-half (1/2) undivided interest to SONJA HAMBLEN STEWART; and
a one-half (1/2) undivided interest to MELANIE HAMBLEN BREWER

Said real estate is located in Davidson County, Tennessee and Wilson County, Tennessee, and is more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED FOR COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to JOYCE HAMBLEN, as Trustee for the benefit of JOYCE HAMBLEN, SONJA HAMBLEN STEWART and MELANIE HAMBLEN BREWER, by Warranty Deed of record at Instrument No. 20000111-0003637 in the Register's Office for Davidson County, Tennessee, and at Book 805, Page 1121 in the Register's Office for Wilson County, Tennessee. Said JOYCE HAMBLEN died on January 27, 2015, and SONJA HAMBLEN STEWART and MELANIE HAMBLEN BREWER are now serving as Trustees of the Trust for the benefit of JOYCE HAMBLEN, SONJA HAMBLEN STEWART and MELANIE HAMBLEN BREWER.

This property is unimproved property known as 9.93 acres John Hagar Road, Mt. Juliet, Tennessee 37122.

This conveyance is made subject to all easements of record or which a visual inspection of the property would reveal and the following restrictions:

1. There shall be no mobile homes, house trailers or manufactured homes placed upon the property.

2. There shall be no chicken or swine farming conducted upon the property.
3. There shall be no commercial or industrial operations conducted upon the property.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 22 day of April, 2024, by the undersigned.

Trust for the Benefit of JOYCE HAMBLEN,
SONJA HAMBLEN STEWART and
MELANIE HAMBLEN BREWER

Sonja Hamblen Stewart
SONJA HAMBLEN STEWART, Trustee

Melanie Hamblen Brewer
MELANIE HAMBLEN BREWER, Trustee

STATE OF TN

COUNTY OF MONTGOMERY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **SONJA HAMBLEN STEWART and MELANIE HAMBLEN BREWER, Trustees of the Trust for the benefit of JOYCE HAMBLEN, SONJA HAMBLEN STEWART and MELANIE HAMBLEN BREWER,** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 22 day of April, 2024.

NOTARY PUBLIC

My Commission Expires: 11/18/26

JOHN M. GANNON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(D).

STATE OF TN

COUNTY OF Montgomery

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

Donja Hamlett Stewart
AFFIANT

Subscribed and sworn to before me this 22 day of April, 2024.

NOTARY PUBLIC

My Commission Expires: 11/18/26

JOHN M. GANNON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT "A"

Being a portion of the Rosie S. Hamblen Estate Property, said property being a tract or parcel of land lying in the 25th Civil District of Wilson County, Tennessee and the 12th Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning on an iron pin in the northerly margin of John Hagar Road, said pin also being the southeast corner of the Joyce Hamblen property as of record in Deed Book 431, page 909, Register's Office for Wilson County, Tennessee; thence leaving said margin of said road and running with the east boundary of the Joyce Hamblen property, North 09° 45' 03" West 375.25 feet to an iron pin, said point being the northeast corner of the Joyce Hamblen property; thence with the north boundary of the Joyce Hamblen property, South 67° 41' 55" West 375.29 feet to an iron pin, said point being the northwest corner of the Joyce Hamblen property; thence with the east boundary of the Joyce Hamblen property, South 10° 03' 05" East 374.43 feet to a point in a fence line forming the south boundary of the tract herein described, said point being the southwest corner of the Joyce Hamblen property; thence running with the boundary line fence as follows: South 72° 11' 16" West 239.00 feet to a post; thence South 72° 41' 46" West 114.97 feet to an iron pin in a fence line forming the west boundary of the tract herein described, said point being the southwest corner of the tract herein described; thence running with the boundary fence line as follows: North 12° 06' 38" East 164.03 feet to a post; thence North 12° 58' 22" East 76.04 feet to an iron pipe; thence South 78° 19' 19" East 2.97 feet to an iron pin; thence North 11° 58' 09" East 91.30 feet to an iron pin; thence North 16° 32' 13" East 111.89 feet to a post; thence North 10° 27' 30" East 238.93 feet to a post; thence North 9° 11' 02" East 162.18 feet to an iron pin; thence North 13° 54' 07" East 105.86 feet to a post; thence North 16° 12' 17" East 122.20 feet to a post; thence North 14° 40' 22" East 231.09 feet to an iron pipe, said point being the northwest corner of the tract herein described; thence leaving the boundary line fence and running South 75° 19' 21" East 302.28 feet to a point, said point being the northeast corner of the tract herein described; thence South 09° 29' 38" East 937.65 feet to a point in the northerly margin of John Hagar Road, said point being the southeast corner of the herein described tract; thence with the northerly margin of John Hagar Road, South 71° 50' 01" West 60.00 feet to the point of beginning, and containing 9.93 acres, more or less, and being described by a survey dated June 5, 1998 by Crockett Surveying, Tennessee Registration No. 1394, 427 Park Avenue, Lebanon, Tennessee 37087.