Prepared from Information provided from parties without the benefit of a Title Search

Instrument Prepared By:

I. Dyke Tatum, Attorney
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant

Subscribed and sworn to before me 2nd day of July, 2024.

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public Theresa L. Smith

My Commission Expires: 9/7/2026

QUITCLAIM DEED

Address New Owner:
Edward K. Williams
3051 Union Hill Road
Joelton, Tennessee 37080

Send Tax Bills To:
SAME

Map-Parcel Numbers:
Map 9 Parcels 62.01, 82.00, pt104.00

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Jennifer A. Williams** by these presents does hereby transfer and quitclaim and convey said property unto **Edward K. Williams,** his successors and assigns, all of her rights, title, and interest in and to the following described tracts of land:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

X – unimproved property – 115.21 & .78 ACRES STAWBERRY HILL ROAD, JOELTON, TN 37080 aka 0 WILKINSON ROAD, JOELTON, TN 37080

WITNESS my hand this 2nd day of July, 2024.

Jennifer A. Williams

Jennifer A. Williams

State of Tennessee
County of Davidson

On this 2nd day of July, 2024, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me, **Jennifer A. Williams** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **she** executed the same as **her** free act and deed.

Witness my hand and official seal this 2nd day of July, 2024.

Notary Public Theresa L. Smith

My Commission Expires: 9/7/2026

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Karen Johnson
Batch # 1158569
07/16/2024 01:20:39 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20240716-0053457

EXHIBIT 'A'

Land in Davidson County, Tennessee, Being three tracts of land located in the 1st Councilmanic District of Davidson County, Tennessee, said tracts of land being Map 9, parcels 82; 62.01 and 104, more particularly described as per the survey of Steven B. Artz, Tennessee License No. 1708, d/b/a; Steven B. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated October 21, 2008, as follows:

Beginning at an iron pin (old), in the westerly margin of Strawberry Hill Road, the southwest corner of a tract of land which belongs to Ricky William Gullette, having a deed reference in Deed Book 10741, Page 383, RODCT, the southeast corner of this tract, and continuing with the westerly margin of Strawberry Hill Road, as follows:

S 43°54'31" W, 149.29 feet to an iron pin (new); thence with a curve to the right, having a radius of 180.00 feet, an arc distance of 46.99 feet, and a chord bearing of S 51°23'13" W, 46.85 feet to an iron pin (new); thence, S 58°51'55" W, 195.66 feet to an iron pin (new), in the westerly margin of Strawberry Hill Road, the southeast corner of a tract of land which belongs to Howard Satterfield, having a deed reference in Deed Book 11360, Page 536, RODCT; thence with the boundary of said tract of land which belongs to Howard Satterfield, as follows: N 26°08'38" W, 644.15 feet to a pipe (old); thence, S 58°00'17" W, 182.51 feet to a pipe (old), the northwest corner of said tract of land which belongs to Howard Satterfield, in the easterly boundary of a tract of land which belongs to Steven Craig Mitchell, having a deed reference in Instrument No. 20070725-88214, RODCT; thence with the boundary of said tract of land which belongs to Steven Craig Mitchell, as follows; N 23°53'30" W, 177.87 feet to an iron pin (old); thence, S 88°29'04" W, 134.31 feet to an iron pin (old); thence, S 73°04'05" W, 92.98 feet to an iron pin (old), a common corner of said tract of land which belongs to Steven Craig Mitchell, and a tract of land which belongs to J. Frank Meisamer, having a deed reference in Deed Book 7847, Page 465, RODCT; thence, S 73°04'50" W, 224.77 feet to a pipe (old), a common corner of said tract of land which belongs to J. Frank Meisamer, and a tract of land which belongs to James L. Gilbert, having a deed reference in Deed Book 6879, Page 459, RODCT; thence with the northerly boundary of said tract of land, which belongs to James L. Gilbert, as follows: S 79°43'30" W, 476.00 feet to an iron pin (new); thence, S 85°58'30" W, 200.00 feet to an iron pin (new); thence, S 69°43'30" W, 227.00 feet to an iron pin (new); thence, S 77°43'30" W, 129.50 feet to an iron pin (new); thence, S 71°43'30" W, 130.30 feet to a point in a branch, marked by a witness pin (new), on the northerly bank of said branch; thence, N 86°01'50" W, 89.07 feet to a pipe (old), a common corner of said tract of land which belongs to James L. Gilbert, and a tract of land which belongs to Joel H. McClanahan, having a deed reference in Deed Book 5650, Page 788, RODCT; thence with the northerly boundary of said tract of land which belongs to Joel H. McClanahan, as follows: S 89°53'26" W, 131.71 feet to an iron pin (new); thence, S 78°50'26" W, 250.22 feet to an iron pin (new); thence, S 65°31'13" W, 130.10 feet to an iron pin (old), a common corner of said tract of land which belongs to Joel H. McClanahan, and a tract of land which belongs to Paul T. Bergfalk, having a deed reference in Deed Book 10516, Page 372, RODCT; thence, S 83°09'16" W, 85.69 feet to an iron pin (old), a common corner of said tract of land which belongs to Paul T. Bergfalk, and a tract of land which belongs to John W. Kincer, having a deed reference in Instrument No. 20060602-65289, RODCT; thence with the boundary of said tract of land which belongs to John W. Kincer, as follows: N 38°32'48" W, 421.79 feet to an iron pin (old); thence, S 51°32'33" W, 306.52 feet to a point in Sulphur Branch, in the northwesterly boundary of said tract of land which belongs to John W. Kincer, the southeast corner of a tract of land which belongs to Walter F. Sill, Jr., having a deed reference in Deed Book 6564, Page 102, RODCT, marked by a witness pin (new), in the northerly bank of Sulphur Branch; thence generally with Sulphur Branch, as follows: N 22°22'26" W, 302.34 feet to an iron pin (new), a common corner of said tract of land which belongs to Walter F. Sill, Jr., and a tract of land which belongs to James E. Tillman, having a deed reference in Deed Book 6564, Page 95, RODCT; thence with the easterly boundary of said tract of land which belongs to James E. Tillman, as follows: N 22°22'30" W, 140.49 feet to an iron pin (new); thence, N 07°40'30" W, passing a common corner of said tract of land which belongs to James E. Tillman, and a tract of land which belongs to Max J. Young, having a deed reference in Deed Book 6895, Page 422, RODCT, and continuing in all 171.82 feet to an iron pin (new), a corner of said tract of land which belongs to Max J. Young; thence with the easterly boundary of said tract of land which belongs to Max J. Young, as follows: N 30°03'30" W, 82.07 feet to a point in Sulphur Branch;

EXHIBIT 'A'

thence; N 06°35'30" W, passing a common corner of said tract of land which belongs to Max J. Young, and a tract of land which belongs to Carl Pitchford, having a deed reference in Instrument No. 20000907-88436, RODCT, and continuing in all 95.98 feet to a point in Sulphur Branch, a common corner of said tract of land which belongs to Carl Pitchford, and a tract of land which belongs to Melvin Teasley, having a deed reference in Deed Book 5594, Page 651, RODCT, marked by a witness pin (new), in the northerly bank of Sulphur Branch; thence with the boundary of said tract of land which belongs to Melvin Teasley, as follows: N 59°17'57" E, 142.36 feet to an iron pin (new); thence, N 42°31'12" E, 66.70 feet to an iron pin (new); thence, N 71°28'12" E, 176.40 feet to a point in a branch, marked by a witness pin (new), on the northerly bank of said branch; thence, N 66°05'12" E, 180.90 feet to an iron pin (new); thence, N 80°21'12" E, 244.50 feet to an iron pin (new); thence, N 16°01'48" W, 131.50 feet to an iron pin (new); thence, N 11°20'12" E, 102.00 feet to an iron pin (new); thence, N 16°15'12" E, 104.60 feet to an iron pin (new); thence, N 20°50'12" E, 21.82 feet to an iron pin (new); thence, N 73°18'42" W, 400.00 feet to an iron pin (new); thence, N 04°42'27" E, passing a common corner of said tract of land which belongs to Melvin Teasley, and a second tract of land which belongs to Melvin W. Teasley, having a deed reference in Deed Book 4665, Page 387, RODCT, and continuing in all 570.89 feet to an iron pin (old), in the easterly boundary of said second mentioned tract of land which belongs to Melvin W. Teasley, the southwest corner of a tract of land which belongs to Frank D. Hopwood, having a deed reference in Instrument No. 20060512-55800, RODCT; thence, N 67°56'23" E, 499.52 feet to an iron pin (old), a common corner of said tract of land which belongs to Frank D. Hopwood, and a tract of land which belongs to Helen J. Powers, having a deed reference in Instrument No. 20060512-55801, RODCT; thence, N 68°02'41" E, 452.48 feet to a fence post (old), a common corner of said tract of land which belongs to Helen J. Powers, and a second tract of land which belongs to Helen J. Powers, having a deed reference in Instrument No. 20010806-83550, RODCT; thence, S 75°00'12" E, 395.03 feet to an iron pin (old), a common corner of said second mentioned tract of land which belongs Helen J. Powers, and a tract of land which belongs to J. Michael Holloway, having a deed reference in Deed Book 8174, Page 73, RODCT; thence, S 75°01'18" E, passing a common corner of said tract of land which belongs to J. Michael Holloway, and a second tract of land which belongs to J. Michael Holloway, having a deed reference in Deed Book 8017, Page 682, RODCT, and continuing on passing a common corner of said second mentioned tract of land which belongs to J. Michael Holloway, and a tract of land which belongs to Joseph Mark West, having a deed reference in Instrument No. 20050713-84007, RODCT, and continuing in all 596.51 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Joseph Mark West, the northwest corner of a tract of land which belongs to Viola Y. Jones, having a deed reference in Instrument No. 20050616-69122, RODCT; thence with the boundary of said tract of land which belongs to Viola Y. Jones, as follows: S 23°45'27" W, 745.80 feet to an iron pin (old); thence, S 57°11'38" E, 171.12 feet to an iron pin (old); thence, S 69°09'40" E, 467.97 feet to an iron pin (old); thence, N 84°32'49" E, 200.66 feet to an iron pin (old), a common corner of said tract of land which belongs to Viola Y. Jones, a second tract of land which belongs to Viola Y. Jones, having a deed reference in Instrument No. 20050616-69122, RODCT, and a tract of land which belongs to James L. Horne, having a deed reference in Deed Book 6809, Page 284, RODCT; thence, S 08°13'15" W, passing a common corner of said tract of land which belongs to James L. Horne, and a tract of land which belongs to Nathan D. Carlson, having a deed reference in Instrument No. 20020718-86843, RODCT, and continuing in all 485.00 feet to an iron pin (new), the southwest corner of said tract of land which belongs to Nathan D. Carlson; thence, S 79°33'05" E, 471.50 feet to an iron pin (old), a common corner of said tract of land which belongs to Nathan D. Carlson, a tract of land which belongs to Thomas Gayle Gregory, having a deed reference in Deed Book 10940, Page 510, RODCT, and a second tract of land which belongs to Thomas Gayle Gregory, having a deed reference in Deed Book 9241, Page 115, RODCT; thence with the boundary of said second mentioned tract of land which belongs to Thomas Gayle Gregory, as follows: S 07°32'00" W, 387.79 feet to a 5 – inch hickory tree; thence, S 03°57'02" E, 116.13 feet to an iron pin (old), in the southerly boundary of said second mentioned tract of land which belongs to Thomas Gayle Gregory, the northwest corner of said tract of land which belongs to Ricky William Gullette; thence with the westerly boundary of said tract of land which belongs to Ricky William Gullette, as follows: S 53°07'15" E, 16.52 feet to an iron pin (old); thence, S 28°31'35" E, 97.03 feet to an iron pin (old); thence, S 25°36'05" E, 248.62 feet to an iron pin (old); thence, S 49°34'57" E, 178.58 feet, to the point of beginning, containing 115.99 acres, more or less.

EXHIBIT 'A'

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESS EXCLUDED FROM THE HEREIN CONVEYANCE is the following portion of land (being part of Map 9, parcel 104) which was dedicated as a right of way to Metropolitan Government of Nashville-Davidson County, Tennessee by Leslie T. Gregory and Glen T. Stewart, Trustee, of record in Book 5893, page 98, said Register's Office, but is now a private road called Winding Ridge Road, more particularly described as follows:

Beginning at an iron spike in the centerline of Strawberry Hill Road; said spike being 640.34a feet from the intersection of the centerline of Strawberry Hill Road with the centerline of Ridgewood Road; thence, leaving Strawberry Hill Road, North 54 deg. 18' 15" West, 201.3 feet to an iron pin; thence, North 31 deg. 07' 21" West 248.95 feet to an iron pin; thence, North 33 deg. 40' 51" West 97.13 feet to an iron pin; thence North 58 deg. 15' 21" West 153.73 feet to an iron pin in the westerly margin of the propeity conveyed to Leslie T. Gregory by Deed from Gilbert Reeder of record in Book 5409, page 462 of the Register's Office for Davidson County; thence with Leslie T. Gregory's westerly boundary, South 1 deg. 56' 25" West 57.62 feet to an iron pin; thence South 58 deg. 15' 21" East 114.20 feet to a point; thence South 33 deg. 40' 51" East 85.12 feet to a point; thence South 31 deg. 07' 21" East 258.09 feet to a point; thence South 54 deg. 18' 15" East 208.64 feet to a spike in the centerline of Strawberry Hill Road; thence, with the centerline of Strawberry Hill Road, North 39 deg. 02' 12" East 50.08 feet to the point of beginning.

Being a portion of that property which was conveyed to Thomas M. Black, Trustee with full power, by Wendell W. Wilson and Glenna C. Wilson, in a deed of record which is recorded in Deed Book 4787, Page 855, Register's Office for Davidson County, Tennessee (MAP 9, PARCEL 82), a portion of that property which was conveyed to Glen T. Stewart, Trustee with full power, by Frank V. Hampton, et ux, in a deed of record which is recorded in Deed Book 5057, Page 850, said Register's Office (MAP 9, PARCEL 62.01) and being a portion of that property which was conveyed to Glen T. Stewart, Trustee with full power, by Quitclaim Deed from Leslie T. Gregory in 1982, of record in Instrument No. 20081021-0105562, said Register's Office (MAP 9, PARCEL 104). Map 9, parcel 82 was sold at tax sale on 7-29-08; however, no Warranty Deed was issued to the purchaser at tax sale and the property was redeemed by Thomas Ed Stewart for Thomas M. Black Trustee, by Decree for Redemption filed in the Chancery Court for Davidson County, Tennessee, a certified copy of which is of record in Instrument No. 20081218-0121285, said Register's Office. Thomas M. Black died on June 14, 2006. Glen T. Stewart died on 11-27, 1987. By Certifications of Successor Trustee recorded in Instruments NO. 20081218-0121283, 20081218-0121284 and _____, Thomas E. Stewart was named Successor Trustee, with full power to bargain, sell, convey, mortgage, lease or otherwise encumber without the necessity of joinder by any beneficiary.

Being the same property conveyed to Edward K. Williams and Jennifer A. Williams, husband and wife by Warranty Deed from Thomas E. Stewart, Successor Trustee of record in Instrument No. 20081218-0121286, Register's Office for Davidson County, Tennessee.