PREPARED BY:
THOMAS WHITE, ATTORNEY
500 11th Ave N. Suite 600
Nashville, TN 37203

Karen Johnson
Batch # 1161098
07/23/2024 04:02:02 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240723-0055640

FROM: JOHN W. NELLEY, JR., TRUSTEE

TO: TEVIN T. PETERSON

Sent Tax Statements To:

TEVIN T. PETERSON
5735 Hampden Avenue
Rockvale, TN 37153

Map and Parcel No:
Davidson County - 094053.01
Cheatham County - 125000007.001

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, John W. Nelley, Jr., Trustee of the Trust for Tevin T. Peterson hereinafter called Grantor, by these presents does transfer, quitclaim and convey unto Tevin T. Peterson, a beneficiary under the Will of Howard R. Peterson, (Davidson County Probate Court 93P-44) hereinafter referred to as Grantee, with full power to sell, transfer, and convey the property without the joinder of any beneficiary certain real property line in being situated in the counties of Davidson and Cheatham, State of Tennessee, described as follows, to wit:

Beginning at a marker where a woven wire fence joins an Interstate woven wire fence on the north side of the west bound lane of I-40 approximately one mile west of McCrory Lane and point also being the extreme southwest corner of the Henslee Farm and 16.5 feet westerly by a Hwy. monument: thence running westwardly with the Interstate I-40 fence 372.10 feet to station 550 + 00/150; thence 60 feet to station 550 + 00/210; thence 65 feet to station 543 + 50/210; thence 70 feet to station 543 + 50/140; thence 820 feet to a point in the Interstate I-40 fence row and near a saddle of a bluff over looking the Harpeth River; thence N 2 deg. 30' E 180 feet to a point in the Harpeth River; thence easterly with the meandering of the Harpeth River 1765 feet to a point in Harpeth River in line with a fence row on the south side of the river and said point also being in a bend of the river; thence S 10 deg. 30' E along an old fence row and Henslee's westerly boundary line 1219 feet to the point of beginning.

Being the same property conveyed to Howard R. Peterson (Date of Death 12/29/92) from Morris J. Holt of record in Book 212, Page 267 Register's Office for Cheatham County, Tennessee.

Being the same property conveyed to John W. Nelley, Jr. as Trustee of the Trust for Tevin T. Peterson from the Estate of Howard R. Peterson of record in Book 9487, Page 986 Register's Office for Davidson County, Tennessee, and of record in Book 366, Page 146 Register's Office for Cheatham County, Tennessee.

WITNESS my hand this, the 27th day of June, 2024.

JOHN W. NELLEY, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **JOHN W. NELLEY, JR., TRUSTEE,** the bargainor, with whom I am personally acquainted (or who identified himself to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this the 27th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 6/28/2026

This conveyance is exempt from transfer of tax pursuant to T.C.A. §67-4-409 (a)(3)(A).

