Prepared by:

Rhonda R. (Crabtree) Meyers
150 South Main Street
Ashland City, Tennessee 37015

Karen Johnson Davidson County
Batch # 1181378 DEEDQC
09/13/2024 12:10:31 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20240913-0070811

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)
THE ACTUAL CONSIDERATION FOR THEIS TRANSFER IS $-0-.

Lonna J Gibbs

SUBSCRIBED AND SWORN TO BEFORE, THIS 13TH DAY OF September 2024

Deborah K. Thompson

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-27-2024

DEBORAH K. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Tax Information:
Lonna J. Gibbs 4892 Bull Run Rd. Ashland City, TN 37015	Lonna J. Gibbs 4892 Bull Run Rd. Ashland City, TN 37015	Map: Parcel:

THE PURPOSE OF THIS DEED IS TO COMBINE THE PROPERTY INTO ONE TAX PARCEL WITH ONE TAX PARCEL IDENTIFICAITON NUMBER AS 046 00 0 031.00

QUITCLAIM DEED

For and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, I, **Lonna J. Gibbs,** hereinafter referred to as Grantor(s), do here by quitclaim and convey unto **Lonna J. Gibbs**, Grantee(s), the following described property:

Tract #1:

Land in the 2nd Civil District of Davidson County, Tennessee:

Beginning at spike in the southerly margin of Bull Run Road, said point being the southeast corner of the property conveyed to Joe David Bowling by deed of record in Book 5323, Page 25 of the Register's Office of Davidson County, Tennessee, Thence, North 30 degrees West, 1215.0 feet to a point; thence North 34 degrees West, 550.0 feet to a point; thence North 56 degrees East, 150.0 feet to a point; thence South 34 degrees East, 450.0 feet to a point; thence North 56 degrees East, 178.9 feet to a point in the southerly boundary of the property conveyed to Nancy C. Warnecke by deed of record in Book 5536, Page 106 of said Register's Office. Thence with Warnecke's southwesterly boundary, South 35 degrees East, 745.92 feet to a fence corner; thence, with said fence: South 3 degrees West, 709.0 feet to the point of beginning, containing 10.14 acres, more or less, Being a portion of the property conveyed to Lem A. Gibbs and wife, Vivian B. Gibbs, from Joe T.

McCary and wife Caroline Little McCary of record in Book 2877, Page 19, Register's Office of Daidson County, Tennessee.

This conveyance is made subject to rights of ingress and egress and other rights and privilages as set out in Book 1318, Page 229 of said Regster's Office, and to an easement for a roadway across the subject property in Book 573, Page 80, of said Register's Office, and to a driveway or access road running from the property east of this subject property across the most southerly end of the subject property to Bull Run Road, and to any and all other restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in said Register's Office.

Being the same property conveyed to Lonna J. Gibbs by Quitclaim Deed, dated March 6, 2015, recorded as Instrument Number 20150306-0019388, in said Register's Office.

Said property having a physical address of: 4892 Bull Run Road, Ashland City, Tennessee 37015.

Map & Parcel: 046 00 0 089.00

Tract #2:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee:

Beginning at a point marking a common corner of the property herein described with property previously conveyed to Martin Dean Gibbs in Book 6387, page 575, Register's Office for Davidson County, Tennessee, said point being situated the following two calls and distances from a point in the current souththerly right of way line of Bull Run Road: North 30 degrees 30 minutes 00 seconds West, 1215.00 feet, more or less, to a point, thence continuing North 34 degrees, 00 minutes, 00 seconds West, 550.0 feet, more or less, to the true point of beginning; thence North 34 degrees, 00 minutes, 00 seconds West, 640.0 feet to an 8 inch Hickory; thence North 03 degrees, 00 minutes, 00 seconds East, a total of 2777.00 feet, passing the centerline of a 150 foot TVA utility easement at 2457.00 feet, to a point; thence North 81 degrees, 55 minutes 16 seconds East, 262.72 feet (calculated) to a 10 inch blazed poplar; thence South 03 degrees, 00 minutes, 00 seconds West a total of 2757.00 feet, passing the centerline of said 150 foot TVA utility easement at 588.00 feet, to a point; thence South 40 degrees, 00 minutes, 00 seconds East 206.00 feet to a 20 inch Black Walnut; thence South 35 degrees 00 minutes, 00 seconds East 289.04 feet to a point, corner to prorperty previously conveyed to Martin Dean Gibbs in book 6387, page 575, Register's Office for Davidson County, Tennessee; thence with the line of said Gibbs the following three calls and distances: South 36 degrees, 00 minutes, 00 seconds West 177.17 feet to a point; thence North 34 degrees, 00 minutes, 00 seconds West 450.00 feet to a point; thence South 56 degrees, 00 minutes, 00 seconds West, 150.00 feet to

the true point of Begininng, containing 23.36 acres, more or less, according to survey of William M. Keel, RLS No. 990, dates 9/13/84, as supplemented by Mortgage Loan Inspection dated 8/4/00 by James E. McAleer, RLS No. 1133. Being all of parcel 31 on Tax Map 45, Property Assessor's Office for Davidson County, Tennessee.

This conveyance is made subject to a 150 foot TVA Utility Easement (D.B. 1318, Pg. 229, RODCT) and to an ingress/egress easement to Bull Run Road (D.B. 573, Page 80, RODCT).

Being the same property conveyed to Lonna J. Gibbs, by deed of record dated March 6, 2015, recorded as Instrument Number 20150306-0019387, in said Register's Office.

This conveyance is subject to any and all restrictions, easements, setback lines, conditions, plat of record, and emcumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 4894 Bull Run Road, Ashland City, Tennessee 37015.

Map & Parcel: 046 00 0 031.00

THIS deed is prepared from information furnished by the Lonna Gibbs dated August 7, 2024. No title search performed or opinion given.

IN WITNESS WHEREOF, we have hereunto set our hands this the 7th day of September 2024.

Lonna J. Gibbs

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn and subscribed before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Lonna J. Gibbs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 5th day of September, 2024.

NOTARY PUBLIC

My commission Expires: 11-24-2024

Lonna J. Gibbs

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn and subscribed before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Lonna J. Gibbs** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 5th day of September, 2024.

NOTARY PUBLIC

My commission Expires: 11-24-2024