Karen Johnson Davidson County
Batch# 1194070 DEEDQC
10/16/2024 08:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241016-0080078

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Prepared By & Return To:
Highland Title, LLC
879 GreenLea Blvd Ste 102
Gallatin, TN 37066

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $0.00

Trish Townsend
Affiant-

Subscribed and sworn to before me, this 4th day of October, 2024.

B. Huntsman
Notary Public
My commission expires: 9/27/26

Address of New Owner:	Send Tax Bills to:	Tax Information:
CHERIE ROBERTS	New Owner	P/O
6305 JOCELYN HOLLOW RD		00800014800
NASHVILLE TN 37205		00800021000
		00800001400
		00800022000

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof are hereby acknowledged, **WILKERSON PROPERTIES, LTD by Judith O. Wilkerson, General Partner, GRANTOR**, by these presents, does hereby quitclaim and convey unto **CHERIE ROBERTS, married,** hereinafter the **GRANTEE**, all of its rights, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Tract 1

Being a tract of land in the 1st Council District of Davidson County Tennessee, and portions of that property conveyed to Wilkerson Properties, LTD in QCD-20091208 0112221 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 09/29/22 as follows:

Beginning at an existing iron in the westerly margin of Whites Creek Pike, said pin being a common corner to Jason B. Wilkerson QCD- 20160204 0011127 R.O.D.C.T. and being the most easterly northeast corner of herein described tract; Thence now leaving said Wilkerson with said margin with a curve to the left having a **(radius of 1504.14 feet and having a chord bearing and chord of S 00°51'52"W 137.95 feet)**, to a set iron pin, said pin being a common corner to Tract 2 of the same survey; Thence now leaving said margin with Tract 2 for the next 2 calls: **(N 88°28'34"W 1943.36 feet)**, to a set iron pin; Thence **(N 01°37'55"W 530.00 feet)**, to a set iron pin, said pin being a common corner to Daniel Steven Lain QCD- 20021211 0152743 R.O.D.C.T.; Thence now leaving Tract 2 with said Lain **(N 04°47'43"E 614.65 feet)**, to an existing iron pin in the southerly line of Frances Ruby Neal QCD-20230810 0062212 R.O.D.C.T.; Thence now leaving said Lain with said Neal for the next 2 calls: **(S 87°22'38"E 446.05 feet)**, to an existing iron pin; Thence **(S 86°30'35"E 1098.22 feet)**, to an existing iron pin, said pin being a common corner to T.G. Harris DB 4221, PG 932 R.O.D.C.T.; Thence now leaving said Neal with said Harris and passing corners to Wilkerson, Harrell and Wilkerson **(S 14°10'09"E 1000.81 feet)**, to an existing post, said post being a common corner to said Wilkerson stated in the beginning; Thence with said Wilkerson **(N 89°14'31"E 121.72 feet)**, to the point of beginning containing 44.46 acres.

BEING a portion of the same property conveyed to Wilkerson Properties. LTD by Quitclaim Deed from Donald R. Barrett, Jr., Trustee, dated December 3, 2009 and recorded December 8, 2009 in Instrument Number 20091208-0112221, Register's Office of Davidson County, Tennessee.

The subsequent transfer of this parcel of property by Grantee shall be subject to a First Right of Refusal to purchase the property vested in my surviving children. If Grantee determines to sell this property, prior to listing the property for sale, or agreeing to a sale without listing, Grantee shall provide the opportunity to exercise this Right of First Refusal to my surviving children and any surviving child, or a combination of my surviving children, shall have the right to purchase the property at its then fair market value as established by an independent appraisal or upon the agreement of the Grantee and any remaining child(ren). When presented with the option to purchase, any surviving child(ren) shall have ten (10) days from receipt of a written purchase option to exercise this Right of First Refusal in writing to the Grantee.

Subject to any and all plats, easements, restrictions, and other matters of record.

This is unimproved property, known as: 0 Whites Creek Pike, Nashville, TN 37080

Witness my hand this 4 day of October, 2024.

Judith O. Wilkerson, G.P.

WILKERSON PROPERTIES, LTD.
By: Judith O. Wilkerson, General Partner

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Judith O. Wilkerson, in her capacity as General Partner of Wilkerson Properties Ltd., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who proved themselves to be the General Partner of Wilkerson Properties Ltd, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4 day of October, 2024.

Notary Public:
Commission Expires: 08/19/25

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/4/24.

Date

Brenda Huntsman

Affiant Signature

10/15/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of October, 2024.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

