Karen Johnson Davidson County
Batch # 1197754 DEEDQC
10/25/2024 08:46:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241025-0082875

This Instrument
Prepared By:

Dan E. Huffstutter
1211 Sixteenth Avenue South
Nashville, TN 37212
(615) 242-2000

QUITCLAIM DEED

This Quitclaim Deed, executed as of the 22nd day of October 2024, at Nashville, Davidson County, Tennessee, by Grantors, Dan E. Huffstutter and Alex Harlan Huffstutter, to Grantees, Alex Harlan Huffstutter and Adam T. Huffstutter, as joint tenants in common.

Witnesseth:

That Grantors have this day transferred and conveyed unto the Grantees, to have and to hold to themselves, and to their assigns and successors forever, a certain tract or parcel of land situated in the 1st Council District Davidson County, Tennessee, more particularly described as follows to wit:

Said tract being generally located as South of Ashland City Highway, West of WWCR Avenue, North of Tennessee Central Railroad (now R.J. Corman Railroad), and East of Old Hydes Ferry Pike, and being more particularly described as follows:

Beginning at an Iron Rod [Elliott] at the point of intersection of the Southern right-of-way of Ashland City Highway (104' R.O.W.) and the Western right-of-way of WWCR Avenue (Variable R.O.W.), said Iron Rod bearing Tennessee State Plane Coordinates (NAD83) of North: 684905.21, and East: 1704258.11;

Thence with said Western right-of-way of WWCR Avenue the following calls: South 54 deg. 10 min. 40 sec. East for a distance of 41.20 feet to a point;

Thence South 22 deg. 54 min. 25 sec. East for a distance of 59.69 feet to a point;

Thence South 35 deg. 30 min. 19 sec. East for a distance of 65.81 feet to a point;

Thence South 58 deg. 10 min. 59 sec. East for a distance of 61 .39 feet to a point;

Thence South 75 deg. 25 min. 40 sec. East for a distance of 18.04 feet to an Iron Rod [Elliott], said Iron Rod being the Northwest corner of the WNQM, Inc property as of record in Book 6222, Page 67, Register' s Office, Davidson County, Tennessee;

Thence leaving said Western right-of-way of WWCR Avenue and with the Western line of the WNQM, Inc property South 26 deg. 33 min. 28 sec. West for a distance of 81.16 feet to an Iron Rod [Elliott] in the Northern right-of-way of the Tennessee Central Railroad (now R.J. Corman Railroad) (Variable R.O.W.);

Thence leaving said WNQM, Inc property and with said Northern right-of-way of the Tennessee Central Railroad (now R.J. Corman Railroad), North 87 deg. 00 min. 41 sec. West for a distance 91 .72 feet to a point;

Thence North 89 deg. 12 min. 28 sec. West for a distance of 213.50 feet to a point;

Thence North 89 deg. 28 min. 06 sec. West for a distance of 490.40 feet to an Iron Rod [Elliott] in the Eastern right-of-way of Old Hydes Ferry Pike (Variable R.O.W.), said Iron Rod also bearing Tennessee State Plane Coordinates (NAD83) of North: 684675.32 and East; 1703590.87;

Thence leaving said Northern right-of-way of the Tennessee Central Railroad (now R.J. Corman Railroad) and with the Eastern right-of-way of Old Hydes Ferry Pike, North 47 deg. 43 min. 59 sec. East for a distance of 73.19 feet to an Iron Rod [Elliott];

Thence North 15 deg. 06 min. 13 sec. East for a distance of 89.77 feet to an Iron Rod [Elliott] in said South right-of-way of Ashland City Highway;

Thence leaving said Eastern right-of-way of Old Hydes Ferry Pike and with said South right-of-way of Ashland City Highway, North 78 deg. 59 min. 49 sec. East for a distance of 61.00 feet to a point;

Thence with a curve to the right having a radius of 9797.66 feet, a delta of 01 deg. 06 min. 36 sec., a chord bearing of North 79 deg. 33 min. 02 sec. East a chord distance of 189.81 feet, for a distance of 189.81feet to a point;

Thence with a curve to the right having a radius of 5435.02 feet, a delta of 03 deg. 39 min. 12 sec., a chord bearing of North 82 deg. 02 min. 57 sec. East a chord distance of 346.49 feet, for a distance of 346.55 feet to the **Point of Beginning**, containing 138,015 square feet or 3.168 acres more or less.

The above description was written from a boundary survey performed by Client Elliott Survey, dated May 8, 2017, Jason A. Garrett TN RLS # 2861. Tract is known as 4761 Ashland City Highway, parcel ID # 06500002400.

Included within the legal description is an ingress/egress easement being more particularly described as follows:

Beginning at an iron rod (new) at the Southeastern intersection of the rights-of-way of Ashland City Highway and Old Hydes Ferry Pike and being the Northwest Corner of said tract, of which this ingress and egress easement is a part, and having Tennessee State Plane Coordinates of Northing: 684811.22, Easting: 1703668.42;

Thence with the right-of-way of Old Hydes Ferry Pike South 15 deg. 06 min. 13 sec. West a distance of 77.85 feet to the Point of **Beginning**, and having Tennessee State Plane Coordinates of Northing: 684736.05, Easting: 1703648.13;

Thence leaving said right-of-way South 52 deg. 30 min. 13 sec. East a distance of 29.26 feet to a point;

Thence South 13 deg. 59 min. 40 sec. East a distance of 45.11 feet to a point on the Northern right-of-way of the Tennessee Central Railroad (now R.J. Corman Railroad);

Thence along said railroad right-of-way North 89 deg. 28 min. 06 sec. West a distance of 30.99 feet to a point;

Thence leaving railroad right-of-way North 13 deg. 59 min. 40 sec. West a distance of 26.86 feet to a point;

Thence North 52 deg. 30 min. 13 sec. West a distance of 17,67 feet to a point on the Easterly right-of-way of Old Hydes Ferry Pike;

Thence with said right-of-way North 47 deg. 43 min. 59 sec. East a distance of 19.29 feet to an iron rod (new);

Thence continuing with said right-of-way North 15 deg. 06 min. 13 sec. East a distance of 11.92 feet to the **beginning** and containing 1,721 square feet, or 0.040 acres more or less.

The above description was written from a survey performed by Client Elliott Survey, dated May 8, 2017, Jason A. Garrett TN RLS # 2861. The Property is known as 4761 Ashland City Highway.

Dan E. Huffstutter

Alex Harlan Huffstutter

State of Tennessee)
County of Davidson)

Before me, the undersigned notary public of the state and county aforesaid, personally appeared, Dan E. Huffstutter and Alex Harlan Huffstutter, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 22nd day of October 2024.

DAWN E WRIGHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-20-2028

Dawn E. Wright

Dawn E. Wright, Notary Public
My Commission Expires: June 20, 2028

Name and Address of Property Owner:	**Person Responsible For Payment of Property Taxes:**	**Parcel ID Numbers**
Alex H. Huffstutter Adam T. Huffstutter 319 Harvard Avenue Nashville, TN 37205	Alex H. Huffstutter Adam T. Huffstutter 319 Harvard Avenue Nashville, TN 37205	06800002400

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Dan E. Huffstutter, Affiant

Sworn to and subscribed before me 22nd day of October 2024.

DAWN E WRIGHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-20-2028

Dawn E. Wright

Dawn E. Wright, Notary Public

My commission expires: June 20, 2028