THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO: **MUSIC CITY ESTATE LAW** **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775** JUSTIN GILBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust. Affiant Subscribed and sworn to before me, this 15th day of October 2024. Notary public My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner: JW Farms Living Trust 9618 Hwy 96 Franklin, TN 37064	Send Tax Bills to: JW Farms Living Trust 9618 Hwy 96 Franklin, TN 37064	Map-Parcel #: 178-00-0-043.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jessica White and Joshua White, wife and husband, do hereby quitclaim, transfer and convey unto the JW Farms Living Trust dated October 15, 2024, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to Jessica Mountain and Joshua White, wife and husband, from Jessica Mountain and Joshua White, wife and husband, by Quitclaim Deed dated May 2, 2019, and recorded on May 6, 2019, as Document No. 20190506-0042387, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson
Batch # 1199572
10/31/2024 01:40:34 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20241031-0084472

Property Address: 9618 Hwy 96, Franklin, Tennessee 37064

Witness my hand this 15th day of October 2024.

Jessica White, formerly known as Jessica Mountain, Grantor

Joshua White, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Jessica White and Joshua White, as Grantors, 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.

Witness my hand, at office, this day, October 15, 2024.

[Seal]



Justin Gilbert, Notary Public
My commission expires: May 20, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1:
Land in Davidson County, Tennessee, described as follows; to-wit:

TRACT NO. 1: Beginning at an iron rod (set) in the easterly margin of State Route Highway 96, said iron rod being the northwest corner of this hereon described tract of land, also being southwest corner of the property conveyed to Harpeth Meadow, LLC as evidenced in DB-20131008-0105832 R.O.D.C., TN; thence, leaving said margin of State Route Highway 96 and running with a common line of the aforementioned Harpeth Meadow, LLC property South 83 deg. 52' 25" East 1,545.36' to an iron rod (set) in the northerly line of tract 2 and being the easterly corner for this hereon described tract 1 both tracts being the property conveyed to Community Bank & Trust of record in TR-20161007-0106515 R.O.D.C.,TN; thence, with a line common to tract 1 and tract 2 South 77deg. 47' 31" West 1,507.10' to an iron rod (set) in the easterly margin of said State Route Highway 96; thence, with said margin with a curve to the right having a delta of 06 deg. 05' 00", a radius of 2,191.83' , a tangent of 116.47' , an arc length of 232.71' , a chord bearing of North 08 deg. 56' 31" West, and a chord length of 232.60' to an iron rod; thence, continuing with said margin for the next three calls North 15 deg. 57' 46" West 133.93' to an iron rod (found); thence, North 03°14' 45" West 49.84' to an iron rod (found); thence North 06° 15' 50" East 76.20' to the Point-Of-Beginning containing 371,714 S.F., or 8.533 Acres more or less, according to a survey by W.T. Smith, of W.T. Smith, Land Surveying, 1004 Hickory Hill Lane, Hermitage, TN 37076 dated 2017.
Being the same property conveyed to Jessica Marie Mountain, a Single Woman by Warranty deed from Community Bank & Trust of record in Instrument No. 20170601-0054446 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on June 1, 2017. Said property having since been conveyed to Jessica Marie Mountain and Joshua James White, wife and husband by Quitclaim Deed from Jessica M. Mountain of record in Instrument No. 20171207-0124750, Register's Office for Davidson County, Tennessee.

Tract 2:

Commencing at an iron rod (set) in the Easterly margin of State Route Highway 96, said iron rod being the Southwest corner of this hereon described tract of land, being the property conveyed to Randy G. Jr. and Samantha Howington as evidenced in Instrument No. 20170418-0037753 Register's Office of Davidson County, TN. and also being South 66 degrees 49 minutes 52 seconds West 4.98' from an iron rod (found) being the Northwest corner of the property conveyed to Chad Michael and Jeffri Lyn Wright property as evidenced in Instrument No. 20110623-0048245 Register's Office of Davidson County, TN.; thence with the Easterly R.O.W. margin of said Highway 96 with a curve to the right having a delta angle of 03 degrees 42 minutes 39 seconds, a radius of 2,216.83', a tangent length of 71.81', an arc length of 143.57', a chord bearing of North 20 degrees 41 minutes 19 seconds West, and a chord distance of 143.55' to an iron rod (found); thence, continuing with said margin North 08 degrees 59 minutes 53 seconds West 194.92' to an Highway Monument (found); thence, continuing with said highway margin with a curve to the right having a delta angle of 01 degrees 48 minutes 14 seconds, a radius of 2,191.83', a tangent length of 34.50', an arc length of 69.00' a chord bearing of North 12 degrees 53 minutes 07 seconds West, and a chord distance of 69.00' to an iron rod (set), said rod being the Northwest corner of this hereon described and the Southwest corner of Jessica Marie Mountain and Joshua James White property as evidenced in Instrument No. 20171207-0124750 Register's Office of Davidson County, TN.; thence, departing said highway margin and running with a common line of Howington, Mountain-White properties North 77 degrees 47 minutes 31 seconds East 1,103.98' to an iron (set), said rod being the new Northeasterly corner of said Howington property and the actual Point-of-Beginning for this hereon described tract; thence, continuing along the original common line with said Howington, Mountain-White properties North 77 degrees 47 minutes 31 seconds East 403.12' to a point, said point being witnessed by an existing iron rod located North 67 degrees 12 minutes 31 seconds East 0.54' therefrom, thence, departing from said Harpeth Meadow, LLC property and running with a line common to the Jefri Lyn Wright property as evidenced in Instrument No. 20180801-0074784 Register's Office of Davidson County, TN., South 67 degrees 12 minutes 27 seconds West 629.73' to an iron rod (set), said rod being the new Southeasterly corner of the property conveyed to Randy G. Jr. and Samantha Howington as evidenced in Instrument No. 20170418-0037753 Register's Office of Davidson County, TN.; thence, with a new East line of said Howington property North 20 degrees 07 minutes 45 seconds West 339.55' to the Point-Of-Beginning containing 78,568 S.F., or 1.803 Acres, more or less.