Karen Johnson Davidson County
Batch # 1230181 DEEDQC
01/27/2025 08 44 53 AM 3 pgs
Fees $17 00 Taxes $0 00
20250127-0005869

This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

This instrument prepared by.

Name: Jeffrey S. Strickland, Esq
Firm: Strickland Law, PLLC
Address: 3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
Phone Number 615-739-6746

| Address/Owners: | Send Tax Bills To: | Map Parcel |
|---|---|---|
| RL Pearson Revocable Trust | New Owner | 030 00 0 258.00 |
| P.O. Box 132 | | |
| Whites Creek, Tennessee 37189 | | |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Ron D. Pearson and wife, LeNaye Pearson ("Grantors"), do hereby convey and quitclaim unto the RL Pearson Revocable Trust ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Track lying and being in the 14th, formally the 24th, Civil District of Davidson County, State of Tennessee, being a portion of the James D Burton property described in Book 1726, Page 499, Register's Office for Davidson County, Tennessee, and be more particularly described as follows:

Beginning at an iron pin found at the northeast corner of the James D Burton property of record in Book 1726, Page 499, Register's Office for Davidson County, Tennessee, and also being the northwest corner of the Michael W. Brown and Jamie K Brown property described and Book 10288, Page 314, Register's Office for Davidson County, Tennessee; thence with Brown's westerly line South 21 degrees 00 minutes 50 seconds West 155.61 feet to an iron pin set; thence South 20 degrees 28 minutes 54 seconds East 245.89 feet to an iron pin set; thence South 16 degrees 57 minutes 57 seconds west 376.96 feet to iron pin set; thence South 38 degrees 00 minutes 16 seconds West 124 85 feet to an iron pen set; thence leaving Brown's line and with a new line bisecting the Burton property South 38 degrees 21 minutes 47 seconds West 65.80 feet to an iron pen set; thence North 54 degrees 59 minutes 11 seconds West 222.41 feet to an iron pen set; thence North 64 degrees 47 minutes 43 seconds West 125.72 feet to an iron pen set; thence North 62 degrees 34 minutes 49 seconds West 97.12 feet to iron pin set; South 67 degrees 49 minutes and 47 seconds West 171.05 feet to an iron pin set; thence North 86 degrees 50 minutes 53 seconds West 116.49 feet to an iron pen set; thence South 77 degrees 28 minutes 48 seconds West 99.69 feet to a railroad spike set; thence North 37 degrees 13 minutes 54 seconds West 181.77 feet to a railroad spike set; thence

North 35 degrees 22 minutes 52 seconds West 257 22 feet to an iron pin set; thence North 61 degrees 00 minutes 54 seconds West 490.74 feet to an iron pen found at the southwest corner of the Ron D. Pearson and LaNaye Pearson properties described in Book 10184, Page 629, Register's Office for Davidson County, Tennessee; thence with the easterly line of Pearson North 59 degrees 39 minutes 13 seconds East 147.41 feet to an iron pin found; thence North 59 degrees 36 minutes 10 seconds East 272.27 feet to an iron pin found; thence leaving Pearson and running with the easterly line of Gary R. Cecil and Jennie Cecil property described in Book 8804, Page 3, Register's Office for Davidson County, Tennessee, North 59 degrees 51 minutes 18 seconds East 78.23 feet to a brass cap found; thence North 81 degrees 09 minutes 32 seconds East 109 83 feet to a brass cap found; thence leaving Cecil and running with the southerly line of the Ronald E Waller and Debora L. Waller property described the Book 11530, Page 973, Register's Office for Davidson County, Tennessee, South 83 degrees 45 minutes 00 seconds East 1108.15 feet to the point of beginning containing 23.53 acres more or less, according to Boundary Survey by Murray Wall & Company, P C. TN. R.L S. # 1623, 6754 Old Hickory Boulevard, Whites Creek, TN 37189. File No. 160302, dated May 16, 2002.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Ron D. Pearson and wife, LeNaye Pearson, by Warranty Deed from James D. Burton and wife, Elizabeth Burton, dated October 1, 2002, of record in Instrument No. 20021008-0122164, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

This is unimproved property known as 23.53 acres, more or less, 0 Whites Creek Pike, Whites Creek, Tennessee 37189.

This conveyance is also subject to all property taxes, existing liens, encumbrances, restrictions, titles, utilities lines, and easements of record.

IN TESTIMONY WHEREOF, I have hereunto set my hands this 9th day of January, 2025.

LeNaye Pearson

Ron D. Pearson

STATE OF TENNESSEE )
) ss
COUNTY OF DAVIDSON )

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared LeNaye S. Pearson and Ron D. Pearson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 9th day of January, 2025.

JEFF STRICKLAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: July 3, 2028

We hereby swear or affirm that the actual consideration for this transfer is $0.00.

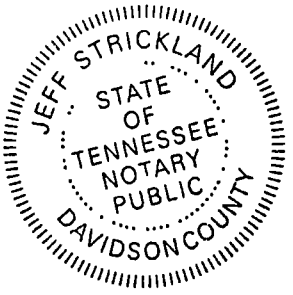
LeNaye Pearson

Ron D. Pearson

STATE OF TENNESSEE )
) ss
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 9th day of January, 2025.

Notary Public




My commission expires: July 3, 2028