Karen Johnson
Batch # 1231998
01/30/2025 10 35 14 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250130-0007121

THIS DOCUMENT PREPARED BY
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

Map/Parcels
007-00-0-153.00
007-00-0-002.00
007-00-0-003.00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO
William Neal Birdwell
Kimberly Ann Birdwell
2439 Baker station Rd
Goodlettsville, TN 37072

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED FOR THE SOLE PURPOSE OF COMBINING ALL MAP AND PARCELS INTO ONE

FOR AND IN CONSIDERATION of no monetary consideration, we, William Neal Birdwell and wife, Kimberly Ann Birdwell, Grantor(s), by these presents do hereby quitclaim and convey unto William Neal Birdwell and wife, Kimberly Ann Birdwell, Grantee(s), their successor and assigns all of our interest in the following described tract or parcel of land, to wit

A certain tract or parcel of land located in Davidson County, Tennessee, described according to a survey by Donald R. Carver, dated July 25, 1979, as follows:

Beginning at an iron pin in the northeasterly margin of US Highway 41 North, said point being the southeast corner of this tract and the southwest corner of a 50-foot access easement and existing driveway as recorded in Book 4600, Page 934, Registers Office for Davidson County, Tennessee; thence following the margin of said road North 42 degrees West 158.8 feet to a point: thence North 31 degrees 30' West 243.2 feet to a point; thence North 27 ·degrees 45' West 235.8 feet to a stake; Thence leaving said road North 58 degrees 21' East 717.24 feet to an iron pin in the line of Adams thence with the line of Adams South 10 degrees East 300 feet to an iron pin; thence South 58 degrees 30' West 456.0 feet to an iron pin; thence South 35 degrees East 328.0 feet to an iron pin in the margin of said access easement; thence South 48 degrees 15' West 150.0 feet to the point of beginning and containing 5.51 acres more or less. Unimproved Property: 1765 Springfield Hwy., Goodlettsville, TN 37072. Map/Parcel 007-00-0-153.00.

Being the same property conveyed to William Neal Birdwell by Quitclaim Deed from Rose Ann Palmer fka Rose Ann Birdwell of record in Instrument No. 20250130 0007120 and to William Neal Birdwell and wife, Rose Ann Birdwell by Warranty Deed dated 6/18/1987 from Lonnie Elizabeth Birdwell, a single woman, of record in Book 7266, Page 271, Registers Office, Davidson County Tennessee.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that portion of premises conveyed to the State of Tennessee, by deed from Lonnie Elizabeth Birdwell, of record in Book 6366, Page 131 Registers Office, Davidson County Tennessee, described as follows, to-wit: Beginning at a point 50 feet right of the proposed center of State Route 11 (U.S. 41) at Station 218+51.95; thence with the proposed margin of said road on a curve to the right northwestwardly 225 feet more or less to a point; thence northeastwardly 70 feet more or less to a point; thence North 20 degrees 16 minutes 27 seconds West 119.54 feet to a point; thence North 4 degrees 33 minutes 12 seconds West 310.24 feet to a point; thence North 15 degrees 3 minutes 56 seconds West 27.97 feet to a point; thence South 58 degrees 24 minutes 9 seconds West 240 feet more or less to a point; thence with the existing margin of State Route 11 (U.S. 41) on a curve left southeastwardly

650 feet more or less; thence North 51 degrees 20 minutes East 28 feet more or less to the point of beginning and containing 1.640 acres and being part of the property conveyed by Robert Russell Birdwell to Lonnie Elizabeth Birdwell of record in Book 5538, page 328, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but excluded therefrom is that portion of the premises conveyed to William Neal Birdwell and wife, Rose Ann Birdwell, by deed from Lonnie Elizabeth Birdwell, a single woman, of record in Book 7235, page 103, Register's Office, Davidson County, Tennessee, described as follows: Beginning at a point 51.28 feet from the northeasterly margin of Dickerson Pike said point being the westerly most corner of the Pruett property and southerly most corner of Birdwell property; thence northwestwardly along said northeasterly margin, along a curve to the right 215.34 feet to a monument; thence North 61 degrees 00' 50" East 69.60 feet to a monument; thence North 22 deg. 48' 17" West 119.51 feet to a monument; thence North 06 deg. 01' 12" West 26.45 feet to an iron pin; thence North 44 deg. 21' 57" East 3.77 feet to an iron pin; thence South 35 deg. 06' "2" East 326.92 feet; thence South 45 deg. 28' 34" West 126.85 feet to the point of beginning.

AND

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Beginning at a stone, thence S 53 E 41 poles, S 35 W 2 poles, S 17, E 12 poles, S 42 E 27 ½, poles S 87, E 53 ¾, poles to a stone in county road; thence with said county road N 35 W 33 poles; W 26 E 14 poles; N 55 E 34 poles; N 33 E 12 ½, poles; N 39 W 32 poles to a stone; N 47 W 24 poles; S 75 W 28 poles S 85 W 75 poles to beginning, containing 55.57 acres. Unimproved Property: 2441 Baker Station Rd. Goodlettsville, TN 37072. Map/Parcel 007-00-0-002.00.

Being the same property conveyed to William Neal Birdwell and Kimberly Ann Birdwell, husband and wife by Deed of Correction from Martha C. Robison, unmarried of record in Instrument No. 20161114-0119507, Registers Office for Davidson County, Tennessee.

It being the purpose and intent of this instrument to convey all the property belonging to Carrie Talley on the west side of Baker's Station Road and bounded on the south by the Hugh Lewis property, on the west by R. R. Birdwell, on the north by James Crawford property and on the east by the said Baker's Station Road.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING: Beginning at a point 465 feet right of the proposed center of State Route 11 (U.S. 41) at station 229+20; thence north 37 degrees 26 minutes 47 seconds west 394.24 feet to a point; thence north 14 degrees 10 minutes 15 seconds west 338 feet, more or less to a point; thence with Dennis W. Birdwell east boundary southeastwardly 80 feet, more or less to a point; thence with the Polly Mason east boundary southwardly 282 feet, more or less to a point; thence southeastwardly 416 feet, more or less to a point; thence north 53 degrees 37 minutes 7 seconds east 156.6 feet to the point of beginning containing 1.412 acres.

AND

A certain tract or parcel of land located in Davidson County, Tennessee, described according to a survey dated July 25, 1979, by Donald R. Carver, Surveyor, as follows:

Beginning at a stake in the northeasterly margin of U. S. Highway 41 North, said stake being 637.8 feet northwest of an iron pin marking the southwest corner of a 50-foot access easement and existing driveway of record in Book 4600, page 934, Register's Office for Davidson County, Tennessee: thence following the margin of U.S. Highway 41 N.; North 23 degrees 45' West 458.0 feet to a stake; thence North 80 degrees 07' East 333.06 feet to an iron pin; thence North 83 degrees 49' East 443.40 feet to a post; thence South 10 degrees East 150.0 feet to an iron pin; thence South 58 degrees 21' West 717.24 feet to the point of

beginning and containing 5.17 acres, more or less. Unimproved Property: Springfield Hwy, Goodlettsville, TN 37072. Map/Parcel 007-00-0-003.00

Being the same property conveyed to William Neal Birdwell by Quitclaim Deed dated 9/20/2024 from Lori Dawn Birdwell, unmarried of record in Instrument No. 20240925-0074304 Register's Office for Davidson County, Tennessee.

Included in the above-described property description but specifically excluded from this conveyance is a tract of land beginning at a point 228.38 feet right of the proposed center of S.R. 11 (U.S. 41) at station 225+27.76; thence with the proposed right of way north 15 degrees 3' 56" west 344.76 feet to a point; thence north 53 degrees 37' 7" east 12 feet more or less to a point; thence south 82 degrees 26' 09" west 300 feet more or less to a point in the existing margin of S.R. 11 (U.S.41); thence with said existing margin southeastwardly 455 feet more or less to a point; thence north 58 degrees 24' 9" east 241 feet more or less to the point of beginning and containing 2.338 acres more or less.

Being the same property conveyed to the State of Tennessee by Warranty Deed dated 10/19/1983 from Lori Dawn Birdwell, unmarried of record in Book 6160, Page 878, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF we have hereunto set our hand on the 29th day of January, 2025.

William Neal Birdwell

Kimberly Ann Birdwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William Neal Birdwell and Kimberly Ann Birdwell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2025

Notary Public
My Commission Expires: 11/8/2027



The actual consideration or value whichever is greater, for this transfer is $0

Affiant

Sworn and subscribed before me, this the 29th day of January, 2025

Notary Public
My Commission Expires 11/8/2027

