Karen Johnson Davidson County
Batch# 1246073 DEEDQC
03/14/2025 08:52:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250314-0018687

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10 day of March, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

Kathleen Hale McClellan NOTARY PUBLIC STATE OF TENNESSEE Williamson County Comm. Expires 11/14/2028

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dwayne Choate and Donna J. Choate 1433 Governors Ridge Court Franklin, TN 37064	NEW OWNER	Map/Parcels 113 00 0 006.00 & 113 00 0 007.00

For and in consideration of the sum of $10.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dwayne Choate,** hereinafter called the "Grantor", do hereby convey, devise, grant and quitclaim unto **Dwayne Choate and Donna J. Choate,** husband and wife, hereinafter called the "Grantee", their heirs, and assigns forever, any and all of Grantor's right, title and interest in and to the following described real property being a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, and all improvements, appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

This is improved property known as **.43 acres, Old Charlotte Pike, Davidson County, Pegram, Tennessee 37143 & 8226 Old Charlotte Pike, Davidson County, Peagram, TN 37143**

See Exhibit A for complete legal description

Being the same property conveyed to Dwayne Choate, by warranty deed from Emily Sue Choate and Norma Jean Brown, dated May 4,2017, of record in Instrument No. 21070505 - 0044631, Register's Office for Davidson County, Tennessee, and Being the same property conveyed to Dwayne Choate, by warranty deed from Emily Sue Choate, dated May 4, 2017, of record in Instrument No. 20170505 - 0044632, Register's Office for Davidson County, Tennessee.

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

Effective the 10th day of March, 2025.

GRANTOR:

Dwayne Choate

Dwayne Choate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Dwayne Choate** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2025.

Notary Signature
My commission expires:

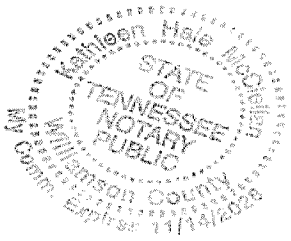


Exhibit A

60.21 ACRES ON OLD CHARLOTTE PIKE

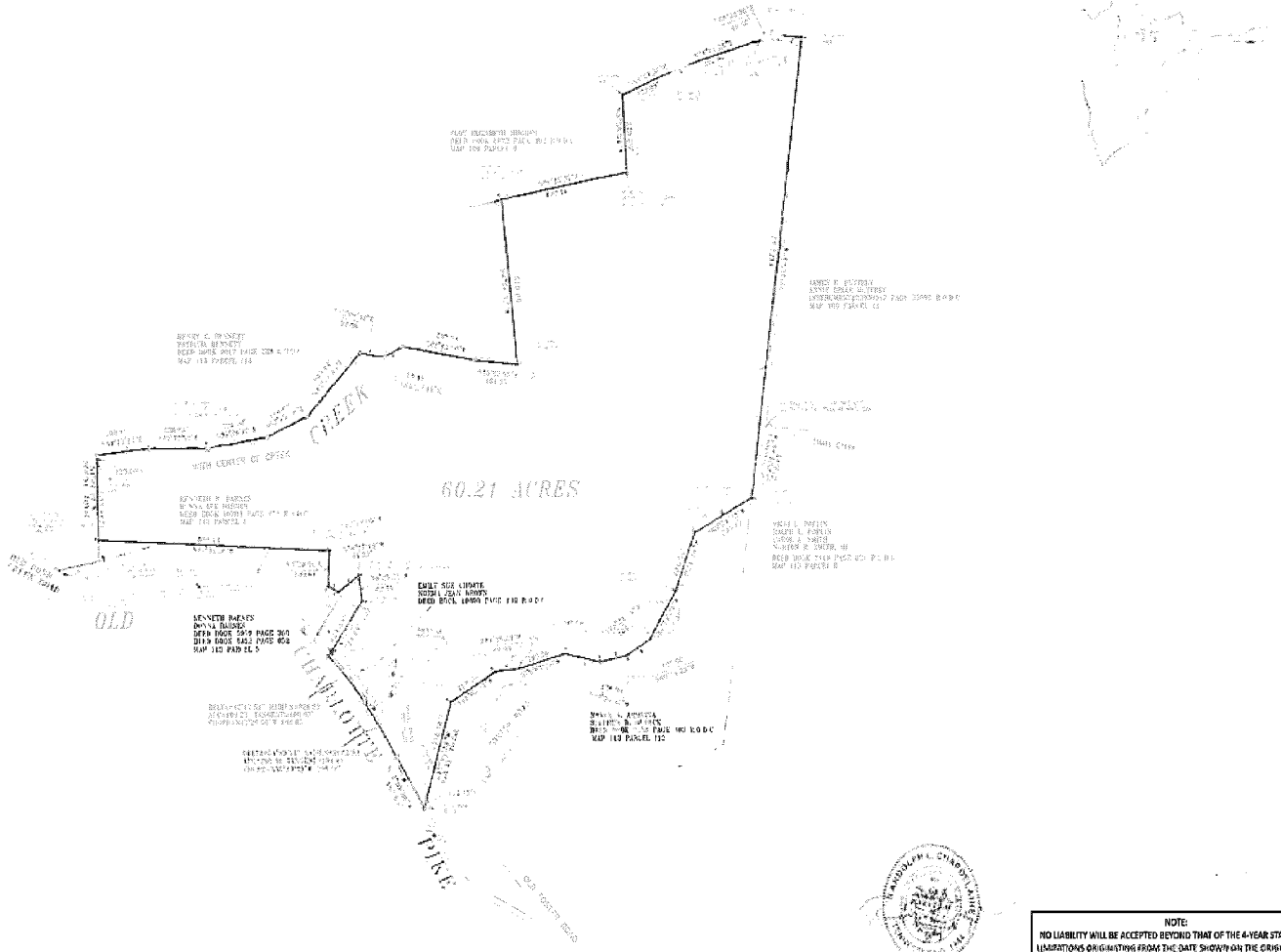
BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 113, ASSESSOR'S OFFICE AND LYING WITHIN THE 35TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY OLD CHARLOTTE PIKE AND KENNETH W. BARNES ON THE SOUTH; HENRY E. BENNETT ON THE WEST; HENRY E. BENNETT AND FLOY ELIZABETH HUGHES ON THE NORTH; JAMES E. BUTTREY, VICKI L. POPLIN AND NANCY A. ARMETTA ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING WITNESS IRON PIN IN A FENCE ON THE NORTH SIDE OF OLD CHARLOTTE PIKE IN THE EAST LINE OF KENNETH W. BARNES (REF. DEED BOOK 5959 PAGE 360 AND DEED BOOK 8352 PAGE 652 R.O.D.C. – PROPERTY MAP 113 PARCEL 5) THENCE LEAVING OLD CHARLOTTE PIKE AND WITH BARNES' EAST FENCE LINE N37°001'15"E 189.29' TO AN IRON PIN SET; THENCE N08°25'27"W 82.60' TO AN IRON PIN SET AT THE BASE OF A 20" HICKORY IN A FENCE; THENCE S56°17'13"W 94.29' TO AN IRON PIN SET IN THE NORTH LINE OF A SECOND KENNETH W. BARNES TRACT (REF. DEED BOOK 10708 PAGE 972 R.O.D.C.); THENCE WITH BARNES' SECOND TRACT N63°10'09"W 42.22' TO AN IRON PIN SET; THENCE N02°29'21"E 109.64' TO AN EXISTING IRON PIN; THENCE N87°30'38"W 887.13' TO AN IRON PIN SET (BEING S87°30'39"E 1.67' FROM AN EXISTING IRON PIN) IN THE EAST LINE OF HENRY E. BENNETT (REF. DEED BOOK 9017 PAGE 728 R.O.D.C.); THENCE LEAVING BARNES AND WITH BENNETT'S EAST AND NORTH LINES N01°07'29"W PASSING A WITNESS IRON PIN SET AT 241.91' IN ALL 266.91' TO A POINT IN A SMALL CREEK; THENCE RUNNING DOWN THE CENTER OF SAID CREEK WITH THE FOLLOWING 9 CALLS TO POINTS: N84°13'12"E 200.13'; S89°37'57"E 226.60'; N81°38'17"E 231.98'; N67°49'38"E 166.63'; N45°25'03"E 283.61'; S82°06'42"E 92.86'; N66°22'41"E 78.17'; S81°13'58"E 282.99'; S85°22'55"E 161.35' TO AN EXISTING IRON PIN ON THE NORTH SIDE OF THE CREEK; THENCE LEAVING THE CREEK N06°26'32"W 516.66' TO AN IRON PIN SET IN A FENCE AT A 12" WHITE OAK IN FLOY ELIZABETH HUGHES SOUTH FENCE LINE (REF. DEED BOOK 6872 PAGE 492 R.O.D.C.); THENCE LEAVING BENNETT AND WITH HUGHES' SOUTH FENCE LINE N80°12'37"E 490.44' TO AN IRON PIN SET BETWEEN A 22" SASSAFRAS AND A 20" WHITE OAK; THENCE N03°56'24"W 239.25' TO AN IRON PIN SET; THENCE N68°33'36"E 233.84' TO A 30" WHITE OAK IN THE FENCE; THENCE N74°14'56"E 320.00' TO AN IRON PIN SET NEAR A 36" RED OAK; THENCE N68°33'36"E 49.50' TO A 14" HICKORY NORTH OF THE FENCE; THENCE S85°26'24"E 118.80' TO AN IRON PIN SET IN THE WEST LINE OF JAMES E. BUTTREY (REF. INSTRUMENT# 20030317 PAGE 35096 R.O.D.C.); THENCE LEAVING HUGHES AND WITH BUTTREY'S WEST LINE S07°45'01"W PASSING BUTTREY'S SW CORNER AND THENCE WITH VICKI L. POPLIN'S WEST LINE (REF. DEED BOOK 7416 PAGE 621 R.O.D.C.) 1452.41' TO AN IRON PIN SET, THE

NORTH EAST CORNER OF NANCY A. ARMETTA (REF. DEED BOOK 7256 PAGE 303 R.O.D.C.); THENCE LEAVING POPLIN AND WITH ARMETTA'S NORTH AND WEST LINES S63°24'23"W 245.17' TO AN IRON PIN SET AT A 22" TAN OAK; THENCE S22°24'33"W 198.00' TO AN IRON PIN SET IN A PILE OF STONES; THENCE S33°24'23"W 177.00' TO AN IRON PIN SET; THENCE S60°54'23"W 105.00' TO AN IRON PIN SET; THENCE S79°24'23"W 104.00' TO AN IRON PIN SET; THENCE N79°35'37"W 138.00' TO A 22" RED OAK; THENCE S76°05'29"W 185.50' TO AN IRON PIN SET; THENCE S84°35'29"W 88.00' TO AN IRON PIN SET; THENCE S61°05'29"W 198.00' TO AN IRON PIN SET; THENCE S17°35'29"W PASSING A WITNESS IRON PIN SET ON THE NORTH EDGE OF A GRAVEL DRIVE AT 316.16' IN ALL 348.31' TO A POINT IN THE CENTER OF OLD CHARLOTTE PIKE; THENCE LEAVING ARMETTA ND WITH THE CENTER OF OLD CHARLOTTE PIKE N33°09'06"W 192.65' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=04°08'54"; RADIUS=2883.93'; ARC=208.81'; TANGENT=104.45'; CHORD=N35°13'33"W 208.76' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=12°17'51"; RADIUS=928.25'; ARC=199.23'; TANGENT=100.00'; CHORD=N43°26'56"W 198.85' TO A POINT, THE SOUTH EAST CORNER OF THE AFOREMENTIONED KENNETH E. BARNES; THENCE LEAVING THE CENTER OF OLD CHARLOTTE PIKE AND WITH BARNES' EAST LINE N37°00'15"E 24.85' TO THE POINT OF BEGINNING, CONTAINING 60.21 ACRES, MORE OR LESS, AND BEING THE REMAINDER OF THE MINNIE CATHERINE BENNETT (LE), EMILY SUE CHOATE AND NORMA JEAN BROWN PROPERTY AS RECORDED IN DEED BOOK 9150 PAGE 177 COMBINED WITH DEED BOOK 10690 PAGE 139 REGISTER'S OFFICE ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED OCTOBER 07, 2008.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

20250314O018687



NOTE:
NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE 4-YEAR STATUTE OF LIMITATIONS ORIGINATING FROM THE DATE SHOWN ON THE ORIGINAL PLAT

CHAPPELAINE & ASSOCIATES
7270 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
(615) 799 - 8104 fax (615) 799-2817
Randolph L. Chappelaine TN RLS 1414

I hereby certify that this is a category II survey and that the ratio of precision of the unadjusted survey is 1: 15,000 as shown hereon.

RANDOLPH L. CHAPPELAINE [illegible] DATE

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 3/10/2025.

Date

Affiant Signature

3/10/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of March, 2025

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

