Instrument Prepared By:
H. Brent Patrick, Esq.
Smith Cashion & Orr, PLC
One American Center, Suite 800
3100 West End Ave
Nashville, TN 37023

Karen Johnson Davidson County
Batch # 1255838 DEEDQC
04/02/2025 03:08:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250402-0025203

**New Owner Address:**
Jonathan W. Lawhorn and Gordon Wayne Lawhorn
10200 Timber Ridge Dr.
Ashland, VA 23005

**Send Tax Bills To:**
Jonathan W. Lawhorn and Gordon Wayne Lawhorn
10200 Timber Ridge Dr.
Ashland, VA 23005

**Map-Parcel: 048 00 0 59.01**

**This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the conveyance of this property.**

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jonathan W. Lawhorn**, hereinafter called the Grantor, by these presents does hereby quitclaim and convey unto **Jonathan W. Lawhorn and Gordon Wayne Lawhorn**, hereinafter called the Grantee, their heirs and assigns, any and all of the Grantor's right(s), title, and interest(s) in and to the following real property situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows, to-wit

Beginning at a hackberry on the southerly margin of a private road at the southwest corner of the property conveyed to Tom Hendrixson, Jr. by deed from Henry M. Vester, of record in Book 3371, Page 335, Register's Office for said county; thence with said Hendrixson's southwestern boundary line, south 47 degrees 27 minutes east 6913 feet to an iron pin and post, said Hendrixson's southeast corner; thence south 38 degrees 02 minutes east 409.9 feet to an iron pin; thence south 45 degrees 19 minutes east 116.5 feet to an iron pin; thence south 45 degrees 39 minutes east 176.4 feet to an iron pin; thence south 48 degrees 21 minutes east 91.3 feet to an iron pin; thence south 31 degrees 49 minutes west 602 feet to an iron pin; thence north 23 degrees 50 minutes west 392.8 feet to an iron pin and sycamore; thence north 39 degrees 25 minutes west 618.5 feet to an iron pin; thence north 26 degrees 37 minutes west 245.6 feet to an iron pin; thence north 9 degrees 12 minutes west 368.2 feet to an iron pin; thence north 46 degrees 31 minutes west 73 feet to an iron pin and post on the southerly margin of said private road; thence with the same, north 43 degrees 19 minutes east 123.3 feet to the beginning, containing 12.97 acres, more or less.

Together with a 30-foot private easement for accessway to Vester Road along part of the westerly and northerly lines of premises and across the remainder of H. M. Vester property to said Vester Road, said easement is shown on a survey made by Cantrell and Morrison, Engineers, March 1964.

Being the same property conveyed to Jonathan W. Lawhorn by Warranty Deed from Connie Gautreaux f/k/a Connie Atkinson, dated January 8, 2019, and of record in Instrument No. 20190109-0002261, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements and other matters shown in Deed of record in Book 3371, Page 335, and Book 7822, Page 191, Register's Office for Davidson County, Tennessee and also subject to a 10-foot easement to the overflow of a spring granted Tom Hendrixson, Jr. by Henry M. Vester, of record in Book 3371, Page 335, Register's Office for Davidson County, Tennessee.

This is improved property known as 4163 Vester Road, Whites Creek, TN 37189.

AND NOW, **Jonathan W. Lawhorn**, for the express purpose of carrying out the intent of the conveyance, as set out above, does hereby quitclaim and convey unto **Jonathan W. Lawhorn and Gordon Wayne Lawhorn**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as set forth above.

This conveyance is made solely for the purpose of conveying any and all interest the Grantor has in and to said tract of land located at 4163 Vester Road, Whites Creek, TN and more fully described above.

Witness our hands on this the 2nd day of April, 2025.

JONATHAN W. LAWHORN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN W. LAWHORN, with whom I am personally acquainted and who, upon oath, swears to the contents of this instrument and who acknowledged that he executed the foregoing document for the purposes contained therein.

Sworn to and subscribed to before me on this the 2nd day of April, 2025.

{SEAL}

JANETTA L. PITTMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7-7-25

I, or we, hereby swear or affirm that the actual consideration for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me this 2nd day of April, 2025.

{SEAL}

JANETTA L. PITTMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7-7-25