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
20250402-0025204

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 59.00

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:

BEGINNING on a ½" pipe (found) being the northwestern corner of the Fernando Salcido property as well as being the northeastern corner of this described parcel; thence going with the said Salcido property S 02 deg. 41' 18" E 711.07 feet to a point; thence leaving Salcido and going with Scott Lynch N 85 deg. 29' 43" W 213.89 feet to a 24" red oak; thence S 51 deg. 09' 42" W 496.89 feet to a 24" red oak; thence N 75 deg. 21' 33" W 1022.95 feet to a point; thence leaving Lynch and going with Donald Freeman and Robert Ladd S 78 deg. 11' 18" W 253.75 feet to a point in the center of an old haul road; thence S 65 deg. 59' 18" W 363.27 feet to a 20" white oak; thence N 02 deg. 02' 50" E 151.63 feet to a point in a marked line, thence N 24 deg. 07' 44" W 508.24 feet to an iron pin (found); thence going with Leroy McCool N 50 deg. 22' 42" E 81.83 feet to a ½" pipe; thence leaving McCool and going with the former James Vester property S 83 deg. 16' 38" E 856.50 feet to a 8" poplar; thence S 67 deg. 44' 50" E 22.12 feet to an iron pin; thence N 83 deg. 28' 39" E 34.66 feet to a 30" forked maple; thence N 81 deg. 50' 35" E 168.05 feet to a 18" poplar; thence N 80 deg. 38' 04" E 146.02 feet to a point in the drain; thence N 87 deg. 54' 25" E 108.53 feet to a 12" hickory; thence N 78 deg. 44' 37" E 116.35 feet to a point in the creek; thence N 86 deg. 39' 36" E 67.15 feet to a 22" maple; thence S 82 deg. 56' 38" E 72.56 feet to a 10" maple; thence N 84 deg. 55' 53" E 219.85 feet to the intersection of a creed an old road bed; thence N 66 deg. 18' 16" E 204.12 feet to a sycamore; thence N 63 deg. 54' 40" E 58.31 feet to an iron pin; thence N 52 deg. 06' 14" E 304.57 feet to the beginning, being calculated

28.29 acres using a portion of a survey by Christopher M. Vick R.L.S. #2164 on 6 April 2010.

NOTE: The following is a description of the center of a 30" ingress/egress and/or public/private easement to be used by the grantee as well as right reserved to be used by the grantor:

Beginning at a point in the center of a gravel driveway being located N 38 deg. 58' 24" W 4.71 feet from a ½" pipe (set) being the point of beginning of the above described parcel, thence generally following the meanders of the existing drive S 46 deg. 13' 40" W 18.30 feet; thence S 21 deg. 00' 38" W 23.40 feet; thence S 07 deg. 09' 31" E 84.94 feet; thence S 34 deg. 25' 41" E 95.29 feet; thence S 05 deg. 10' 24" E 220.10 feet to a point at the end of the existing drive; thence continuing with the center of the easement S 45 deg. 39' 36" W 467.03 feet; thence S 52 deg. 06' 14" W 147.47 feet; thence S 37 deg. 53' 46" E 15.00 feet; thence continuing with the meanders of the 30" easement; thence S 37 deg. 53' 46" E 6.18 feet; thence S 40 deg. 07' 57" W 77.02 feet; thence S 47 deg. 25' 57" W 55.21 feet; thence S 55 deg. 38" 03' W 108.94 feet; thence S 64 deg. 06' 02" W 62.95 feet; thence S 84 deg. 01' 35" W 130.23 feet; thence N 76 deg. 25' 14" W 46.91 feet; thence S 84 deg. 55' 53" W 173.81 feet; thence N 82 deg. 56' 38" W 72.33 feet; thence S 86 deg. 39' 36" W 69.55 feet; thence S 78 deg. 44' 37" W 116.18 feet; thence S 87 deg. 54' 25" W 108.28 feet; thence S 80 deg. 38' 04" W 146.82 feet; thence S 81 deg. 50' 35" W 170.85 feet; thence S 57 deg. 59' 25" W 34.65 feet to the end of the easement as surveyed by Christopher M. Vick R.L.S. #2164 on 20 January 2009.

Being the same property conveyed to Jonathan W. Lawhorn by Warranty Deed from Janice Vester, dated January 11, 2016, and of record in Instrument No. 20160112-0003104, in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 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 0 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.

MARY LOUISE NORDHOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Mary Louise Nordhoff
NOTARY PUBLIC

My Commission Expires: 10-24-2027

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.

MARY LOUISE NORDHOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Mary Louise Nordhoff
NOTARY PUBLIC

My Commission Expires: 10-24-2027