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

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

Karen Johnson Davidson County
Batch # 1255838 DEEDQC
04/02/2025 03:08:33 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250402-0025206

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

Map-Parcel: 048 00 0 305.00

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:

TRACT 2:

Certain real property situated in the 13th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at an 8" poplar being the southeastern corner of this described parcel as well as being the southern corner of the John Sonnack and Chen Chen property; thence going with the remainder of the James Vester and Joan McKenna property North 83° 16' 38" West, 856.50 feet to a 1/2" pipe (set); thence leaving the Vester and McKenna property and going with the Leroy McCool property North 50° 22' 42" East, 473.54 feet to a PK Nail (found) at a 60" red oak; thence leaving the McCool property and going with the John Vick property North 83° 46' 11" East, 306.47 feet to a 1/2" pipe (set); thence leaving the Vick property and going with the John Sonnack and Chen Chen property South 24° 33' 11" East, 208.53 feet to a 1/2" pipe (set); thence South 21° 02' 19" East, 263.39 feet to the beginning being 5.00 acres as surveyed by Christopher M. Vick R.L.S. #2164 on April 6, 2010.

30' INGRESS/EGRESS EASEMENT

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 North 38° 58' 24" West, 4.71 feet from a 1/2" pipe (set) being the point of beginning of the above described parcel; thence generally following the meanders of the existing drive South 46° 13' 40" West 18.30 feet; thence South 21° 00' 38" West, 23.40 feet; thence South 07° 09' 31" East 84.94 feet; thence South 34° 25' 41" East, 95.29 feet; thence South 05° 10' 24" East, 220.10 feet to a point at the end of the existing drive; thence continuing with the center of the easement South 45° 39' 36" West, 467.03 feet; thence South 52° 06' 14" West, 147.47 feet; thence South 37° 53' 46" East, 15.00 feet; thence continuing with the meanders of the 30' easement; thence South 37° 53' 46" East, 6.18 feet; thence South 40° 07' 57" West, 77.02 feet thence South 47° 25' 57" West, 55.21 feet; thence South 55° 38' 03" West, 108.94 feet; thence South 64° 06' 02" West, 62.95 feet; thence South 84° 01' 35" West, 130.23 feet; thence North 76° 25' 14" West, 46.91 feet; thence South 84° 55' 53" West, 173.81 feet; thence North 82° 56' 38" West, 72.33 feet; thence South 86° 39' 36" West, 69.55 feet; thence South 78° 44' 37" West, 116.18 feet; thence South 87° 54' 25" West, 108.28 feet; thence South 80° 38' 04" West, 146.82 feet; thence South 81° 50' 35" West, 170.85 feet; thence South 57° 59' 25" West, 34.65 feet to the end of the easement as surveyed by Christopher M. Vick R.L.S. #2164 on January 20, 2009.

Being the same property conveyed to Jonathan W. Lawhorn by Warranty Deed from John L. Sonnack and wife, Chen Chen Sonnack, dated June 27, 2016, and of record in Instrument No. 20160629-0066245, in the Register's Office for Davidson County, Tennessee.

Subject to 30' Ingress/Egress Easment Rights Reserved of record in Instrument No. 20100428-0032425, Register's Office for Davidson County, Tennessee.

Subject to Easements of record in Book 7822, Page 191, said Register's Office.

This is unimproved property known as 0 Vester Road, 5.00 Acres, 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.

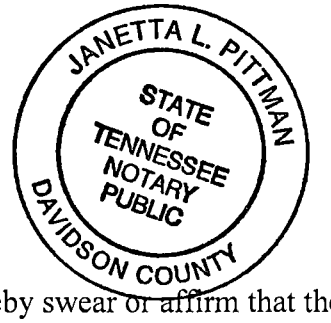
JONATHAN W. LAWHORN

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.

{SEAL}



NOTARY PUBLIC

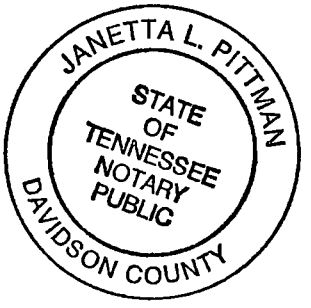
My Commission Expires: 7-7-25

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}



NOTARY PUBLIC

My Commission Expires: 7-7-25