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
20250402-0025207

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 0 303.00

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 1:

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

Beginning at a 1/2" pipe (set) being the northeastern corner of this described parcel as well as being located S 27°47'51" W 990.78 feet from a power pole; thence going with the remainder of the James Vester and Joan McKenna property generally following the meanders of a drain S 63°54'40" W 58.31 feet to a sycamore; thence S 66°18'16" W 204.12 feet to a point at the intersection of the drain and a 30' easement; thence continuing with the same, S 84°55'53" W 219.85 feet to a 10" maple; thence N 82°56'38" W 72.56 feet to a 22" maple in the edge of the drain; thence S 86°39'36"W 67.15 feet to a point in the center of the drain; thence S 78°44'37" W 116.35 feet to a 12" hackberry; thence S 87°54'25" W 108.53 feet to a point in the drain; thence S 80°38'04" W 146.02 feet to a 18" poplar; thence S 81°50'35" W 168.05 feet to a 30" forked maple; thence S 83°28'39" W 34.66 feet to a point at the intersection of the drain and a 30' easement; thence N 67°44'50" W 22.12 feet to a 8" poplar; thence leaving the drain and continuing with Vester N 21°02'19" W 263.39 feet to a ½" pipe (set); thence N 24°33'11" W 208.53 feet to a 1/2" pipe (set); thence leaving the Vester property and going with the John M. Vick property generally following the ridge line N 83°46'11" E 1146.10 feet to a 1/2' pipe (set) on the southern edge of an old log road; thence leaving the Vick property and going with the aforementioned James Vester and Joan McKenna property S 47°38'18" W 265.00 feet to a 1/2" pipe (set); thence S 65°52'36" E 463.38 feet to the beginning being 11.00 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 20 January 2009.

Being part of 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 Easment or Right-of-Way for Access to Property of record in Instrument No. 20071114-0133640, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Vester Road, 11.00 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.

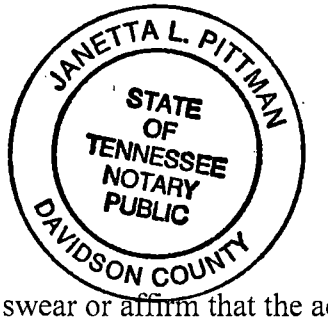
JONATHAN W. LAWHORN

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

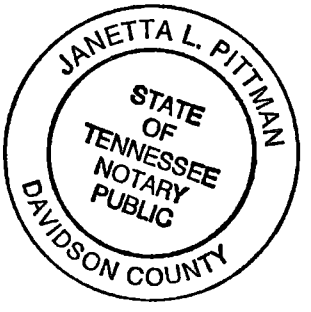
My Commission Expires: 7-7-25

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