QUITCLAIM DEED

Karen Johnson
Batch # 1271585
05/09/2025 03 11 45 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250509-0036788

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET R MEREDITH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
E. Wayne Winters and Annette E. Winters	**New Owner**	
(NAME)	(NAME)	
2900 Morgan Road,		**0220001600 & 0220000300**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **E. WAYNE WINTERS AND ANNETTE E. WINTERS, Individually and as the Sole Heirs at law of Anita Winters a/k/a Myrtle Anita Winters,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **E. WAYNE WINTERS AND ANNETTE E. WINTERS** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Tract No. 1: Beginning at a stake in Dave McPherson's southeast corner in the center of Nashville & Clarksville Road, thence with the center of said Road south 76° east 59 46 poles to a point in the center of said road to Woodard's corner, thence north 1½° east 75 14 poles to a stake, Woodward's northwest corner in Henry DeMontbreun's south line, thence with DeMontbreun's line north 861/2° west to Sabe Boyd's northeast corner, thence with said McPherson's line south 1½° west 32 poles to the beginning, containing 25 acres, more or oless, being the same property conveyed to Fred Bates and wife, Donnie E Bates, by George Hackebeil and wife Emma K Hackebeil, by deed of record in Book 1426, page 371, R O D C , Tennessee

Tract No. 2: Lying on the north side of the Old Clarksville Road, and beginning at a point in the center of what is now a turnpike at a point 216 feet easterly from the original corner of the tract conveyed to Fred Bates and wife, Donnie E Bates, designated as "Tract No 2" by Deed of George Hackebeil and wife, of record in Book 1426, page 371, R O D C , Tennessee, thence north 1° 10' East 531 45 feet to a point, thence north 14° 20' East 484 5 feet to a point, the northeast corner of the Henry C Felts, lot and the B R Wallace property, thence south 85° 54' East, 97 88 feet to an iron stake in the McMahon's south line, George Hackebeil's west line 1069 2 feet to a point in the center of said pike, thence with the center of said pike north 75° 40' West 201.22 feet to the beginning, containing 4 acres, more or less, and being a part of Tract No. 2 conveyed to Fred Bates, and wife by Deed of George Hackebeil and wife, of record in Book 1426, page 371, R.O D C , Tennessee

INCLUDED IN THE ABOVE DESCRIPTION is that tract of land which is Map/Parcel Number 0220001600 and separately described in Book 5997, page 510, Register's Office for Davidson County, Tennessee, as follows:

Beginning at E Wayne and Thelma M Winters' Northwest corner, thence South 76 deg East 140 0 feet, more or less, with the North margin of E Wayne and Thelma Winters property to a point, thence North 7 deg 30' East 624 0 feet, more or less, to a point, thence North 76 deg West 140 0 feet, more or less, to a point, thence South 7 deg 30' West 624 0 feet, more or less, to the point of beginning, containing 2 0 acres, more or less

Being the same property conveyed to E Wayne Winters and Annette E. Winters in Quitclaim Deed of record in Instrument Number 20250210-0010053, Register's Office for Davidson County, Tennessee,

ALSO INCLUDED IN THE ABOVE DESCRIBED TRACT NO. 1 AND TRACT NO. 2 BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TRACTS OF LAND:

Map/Parcel 022000123.00: A certain tract of land in the 14th Civil District of Davidson County, Tennessee, being a part of the property conveyed from Fred Bates, et ux, in Book 2024, page 579, Register's Office for Davidson County, Tennessee, and described as follows

Beginning at a point in the North margin of Old Clarksville Pike approximately 560 feet East of E G Winters' Southwest corner, thence South 76 degrees east 140 feet, more or less, with the north margin of Old Clarksville Pike to a point, thence North 7 degrees 30 minutes East 934 0 feet, more or less, to a point, thence North 76 degrees West 140 feet, more or less, to a point, thence South 7 degrees 30 minutes West 934 0 feet, more or less, to the point of beginning, containing 3 0 acres, more or less, **LESS AND EXCEPT** the above described 2 0 acres of record in Instrument Number 20250210-0010053, said Register's Office (Map/Parcel 0220001600)

Being the same property conveyed to Jairo Gonzaga by Warranty Deed of record in Instrument Number 20201105-0129803, Register's Office for Davidson County, Tennessee

Map/Parcel 02200024300: Land in Davidson County being Lot No 1 on the Plan of Winters Subdivision of record in Plat at Instrument No 20130611-0059040, as corrected in Instrument No 20131202-0122372, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property

Being the same property conveyed to Scottie A Yant by Warranty Deed of record in Instrument Number 20140709-0060293, Register's Office for Davidson County, Tennessee

Map/Parcel 02200000300: Land in Davidson County, Tennessee, being Lot No 2 on the Plan of Winters Subdivision of record in Plat at Instrument No 20130611-0059040, as corrected in Instrument No 20131202-0122372, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property

Being the same property conveyed to Vernon D Latham and Sheryll D Latham, husband and wife, by Warranty Deed of record in Instrument Number 20140602-0047322, Register's Office for Davidson County, Tennessee

All of the above also being part of the property conveyed to E G Winters and wife, Anita Winters by Warranty Deed from Fred Bates and wife, Donnie E Bates of record in Book 2024, page 579, Register's Office for Davidson County, Tennessee

E G Winters died on or about June 10, 1975, leaving Anita Winters as surviving tenants by the entirety

Anita Winters a/k/a Myrtle Anita Winters died on or about August 5, 2002, leaving E Waynes Winters and Annette E Winters as her sole heirs at law See Affidavit of Heirship of record in Instrument Number 20140602-0047320, Register's Office for Davidson County, Tennessee

Limited Power of Attorney appointing Todd Winters Attorney in Fact for Annette Winters of record in Instrument Number 20250210-0010051, Register's Office for Davidson County, Tennessee.

Limited Power of Attorney appointing Todd Winters Attorney in Fact for E. Wayne Winters of record in Instrument Number 20250210-0010052, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore, the preparer does not accept liability for this Instrument

This is **unimproved** property known as **3612 & 0 Old Clarksville Pike, Joelton, Tennessee 37080**

Witness my/our hand(s) this the 23rd day of April, 2025

E. Wayne Winters by Todd D. Winters, Attorney in Fact
E Wayne Winters by Todd D Winters, Attorney in Fact

Annelle E. Winters by Todd D. Winters, Attorney in Fact
Annette E Winters by Todd D Winters, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD D WINTERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of E WAYNE WINTERS AND ANNETTE E WINTERS, and who acknowledged he/she/they executed the same as the free act and deed of the said E WAYNE WINTERS AND ANNETTE E WINTERS

Witness my hand and official seal, this the 23rd day of April, 2025

Notary Public
My Commission Expires
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:

Rudy and Partners, PLLC
2012 21st Avenue S.
Nashville, TN 37212