PREPARED BY (AND RETURN TO)
Ivey Title, LLC
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref. (cwi)
Dav. Co. File· 64062 Box 8

Karen Johnson
Batch # 1273660
05/15/2025 02 20 08 PM
Fees $27 00 Taxes $0 00
Davidson County
DEEDQC
5 pgs
20250515-0038439

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Laura Lynn Weber White, Trustee 8454 Lewis Road Nashville, TN 37221	Laura Lynn Weber White, Trustee 8454 Lewis Road Nashville, TN 37221

TAX MAP-PARCEL NUMBERS: 155 00 0 2600 and part of 155 00 0 164.00

QUITCLAIM DEED
To Change the Description of the Parcel

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, the undersigned **Laura Lynn Weber White, Trustee for The Laura Lynn Weber White Revocable Trust and any amendments thereto u/a/d December 15, 2005, owner of a 90% interest, and Jeffery Thomas White, owner of a 10% interest,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer, quitclaim and convey unto **Laura Lynn Weber White, Trustee for The Laura Lynn Weber White Revocable Trust and any amendments thereto u/a/d December 15, 2005, owner of a 90% interest, and Jeffery Thomas White, owner of a 10% interest, as tenants in common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in the property described as follows: **To Wit:**

Beginning at an Iron Pin Found (IPF) on the west Right of Way (R.O.W.) of Lewis Road (50' R.O.W.), at the southeast corner of The Mathy Revocable Living Trust, as recorded in Instrument #20230526 0039974, Register's Office Davidson County (R.O.D.C); thence, leaving The Mathy Revocable Living Trust and with the west R.O.W. of said road, S 38°31'16" W, a distance of 296.12' to an Iron Pin Set (IPS); thence, leaving said road and with a new White Revocable Trust and White severance line, the following calls: N 55°55'20" W, a distance of 160.99' to an IPS; S 86°08'37" W, a distance of 1202.48' to an IPS, on the north boundary of Deborah and Phu Nguyen, as recorded in Instrument #20221007 0110582, R.O.D.C.; thence, leaving said severance line and with Nguyen, N 77°00'20" W, a distance of 94.15' to an IPF, on the east boundary of Harold and Linda Moses, as recorded in Instrument #00009587 0000432, R.O.D.C.; thence, with Moses, the following calls: N 07°53'08" E, a distance of 92.88' to an IPF; N 07°19'54" E, a distance of 398.43' to an Iron Pipe Found, at the eastern most northeast corner of Moses and the southeast corner of Cade and Cody Robertson, as recorded in Instrument #20130718 0074180, R.O.D.C.; thence, with Robertson, N 07°26'31" E, a distance of 126.90' to

a 42" Tree, at the southwest corner of Grace and Cade Robertson, as recorded in Instrument #20241206 0094903, R.O.D.C.; thence, with Grace and Cade Robertson, N 85°41'42" E, a distance of 401.00' to an IPS, at the southeast corner of Robertson and the southeast corner of Walden Estate Collective Trust, as recorded in Instrument #20230906 0069835, R.O.D.C.; thence, with Walden Estate Collective Trust, the following calls: N 85°41'42" E, a distance of 53.00' to an IPS; N 80°48'03" E, a distance of 212.00' to an IPF, at the southeast corner of Walden Estate Collective Trust (Parcel ID: 15500002200) and the southwest corner of Walden Estate Collective Trust, as recorded in Instrument #20230906 0069835, R.O.D.C. (Parcel ID: 15500022800); thence, Walden Estate Collective Trust (Parcel ID: 15500022800), the following calls: N 79°12'02" E, a distance of 107.52' to an IPF; N 79°05'47" E, a distance of 185.00' to an IPF at the southeast corner of Walden Estate Collective Trust and the southwest corner of Frances Peterson and Margaret Stagner, as recorded in Instrument #00008121 0000799, R.O.D.C.; thence, with Peterson and Stagner, the following calls: N 82°44'04" E, a distance of 127.78' to an IPS; N 82°05'13" E, a distance of 112.45' to an IPF, at the southeast corner of Peterson and Stagner and the southwest corner of Elisabeth and Eric Haskins, as recorded in Instrument #00008121 0000799, R.O.D.C.; thence, with Haskins, N 82°05'13" E, a distance of 159.91' to an IPF, on the southeast corner of Haskins and the west boundary of Mathy Revocable Living Trust, as recorded in Instrument #20230526 0039974, R.O.D.C.; thence, with The Mathy Revocable Living Trust, the following calls: S 06°34'17" W, a distance of 519.36' to an IPF; S 81°27'49" W, a distance of 21.62' to an IPS; S 12°25'08" W, a distance of 36.05' to an IPS, at the southwest corner of The Mathy Revocable Living Trust; S 71°05'09" E, a distance of 152.87' to an IPS; N 86°08'08" E, a distance of 24.75' to an IPS; N 82°25'57" E, a distance of 103.61' to the Point of Beginning. Containing 21.36 acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN PLS# 1859, on April 28th, 2025.

A copy of said survey is attached here to as Exhibit "A".

Being the same property conveyed to Laura Lynn Wever White, Trustee for the Laura Lynn Weber White Revocable Trust, by Warranty Deed from Robert E. McClain and wife, Mary Ferhne McClain, dated December 1, 2017, recorded December 4, 2017, of record in Inst. No. 20171204-0123539, said Register's Office (as to Map 155 parcels 164 and 26), and by Warranty Deed from Holy Settle and Bailey Settle, wife and husband, dated August 30, 2018, recorded August 31, 2018, of record in Inst. No. 20180831-0086770, (as to .04 acre, part of Map 155, parcel 25). By Quitclaim Deed dated September 1, 2020, recorded September 4, 2020, of record in Inst. No. 20200904-0101430, said Register's Office, Nathan Somerville and Angela Somerville, husband and wife, conveyed a 0.03-acre & 0.02-acre (Tracts A & B) part of Map 155 parcel 25, to Laura Lynn Weber White, Trustee. By Quitclaim Deed dated September 4, 2020, recorded September 4, 2020, of record in Inst. No. 20200904-0101431, said Register's Office, Laura Lynn Weber White, Trustee, conveyed a 0.05-acre tract, part of parcel 26, to Nathan Somerville and Angela Somerville. By Quitclaim Deed dated January 10, 2022, recorded Jan 11, 2022, of record in Inst. No. 20220111-0003658, Map 155 parcel 164, was combined with Tract A and Tract B that were conveyed in Inst. No. 20200904-0101430, said Register's Office.

This is property known as: 8454 and 8458 Lewis Road, Nashville, TN 37221

WITNESS THE EXECUTION HEREOF on May 12, 2025.

The Laura Lynn Weber White
Revocable Trust dated December 15, 2005

Laura Lynn Weber White, Trustee

Jeffery Thomas White

State of Tennessee
County of Davidson

On May 12, 2025, before me the undersigned authority, personally appeared **Laura Lynn Weber White, Trustee,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

On May 12, 2025, before me the undersigned authority, personally appeared **Jeffery Thomas White,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-

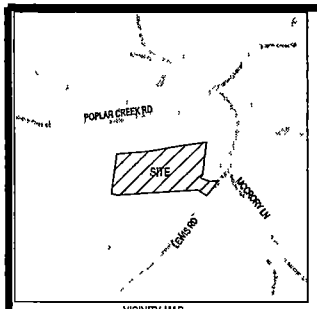
Affiant

Sworn and subscribed before me on May 12, 2025.

Notary Public

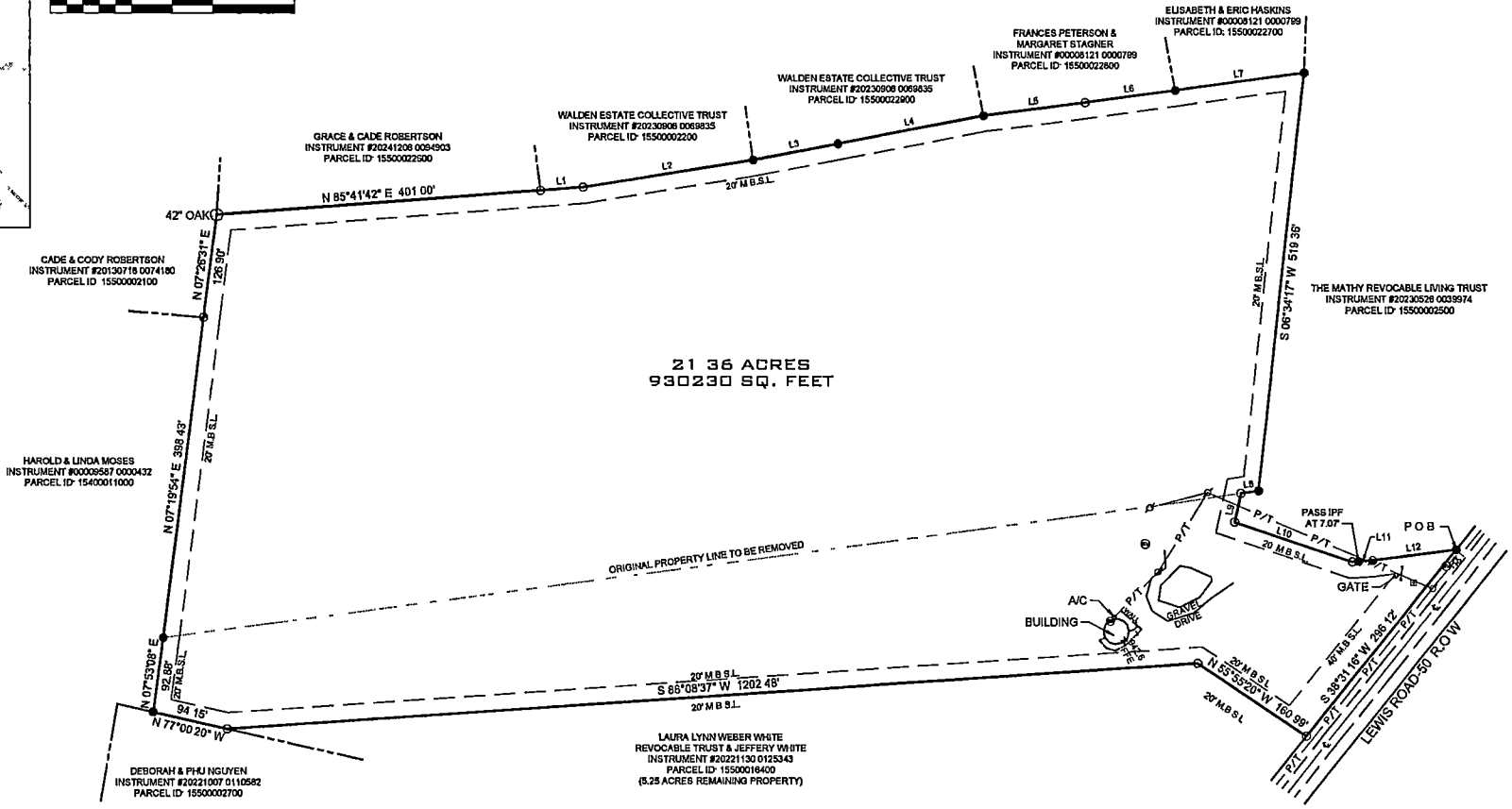
My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027



VICINITY MAP
(NOT TO SCALE)

SCALE 1" =100 '
0 100 200 300



1 No portion of the described tract lies within Floodplain, and is shown in the area Zone X as said tract shows on FEMA FIRM Map Number 47187C0220F on the Flood Insurance Rate Maps for Williamson County, Tennessee (effective date September 29 2006)

2 Zoned AR2a - (agricultural, requiring a minimum lot size of 2 acres and intended for uses that generally occur in rural areas including single-family two-family, and mobile homes)
Minimum Building Setbacks Street Setback-40', Rear 20 Side-20'

3 This survey was prepared from current deeds of record without benefit of facts and does not represent a title search or a guarantee of title and is subject to any state of facts a current full or accurate search may reveal No investigation of independent search for easements encumbrances restrictive covenants or ownership title evidence has occurred The surveyor reserves the right to revise any easement(s) not provided for or known of per the date of this survey

4 The utility information shown hereon was taken from actual field evidence, utility agency records or any other available evidence Other utilities may exist and may not be shown, or may vary from where shown No guarantee is expressed or implied in regard to the utility location shown hereon The Owner(s) and Contractor(s) should assume responsibility to verify utility existence size location depth and availability of service and be solely responsible for contacting the utility location service prior to commencing construction

5 Basis of bearings is based on the Tennessee State Plane Coordinate System 4100 Zone on the 1983 North American Datum (NAD83)

6 In Tennessee it is a requirement of the "Underground Utility Damage Prevent Act" that anyone who engages in excavation must notify all known underground utility owner(s) no less than three nor more than ten working days prior to the date of their intent to excavate and also to avoid any hazard or conflict The Tennessee One Call telephone number is 1-800-351 1111 No utilities were called nor marked for this project.

7 The field data was gathered on April 28 2025 using standard radial surveying techniques with an Electronic total station (Trimble S-5 robotic instrument) and data collector (Trimble TSC7 with Access Data Collection software) and/or using Global Positioning (GPS)(Trimble R12 R12i)

LEGEND

● IRON PIN FOUND	⊡ KEY PAD
○ IRON PIN SET	⊕ ELECTRIC METER
△ CALCULATED POINT	⊛ WATER METER
ø UTILITY POLE	✉ MAIL BOX
✓ EXISTING SYSTEM FLAG	⊗ IRON PIPE FOUND
+ FFE = FINISHED FLOOR ELEVATION	○ TREE
P/T OVERHEAD POWER & TELEPHONE	
EDGE OF PAVEMENT	
℄ CENTERLINE	

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1 10,000, AND IS IN COMPLIANCE WITH THE CURRENT "TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYING"

J MARK CANTRELL, TN PLS# 1859

IF YOU DIG TENNESSEE ..
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

LINE	BEARING	DISTANCE
L1	N 85 41'42" E	53 00'
L2	N 89°43'35" E	212 00'
L3	N 76°12'02" E	107 52'
L4	N 78 05'47" E	185 00'
L5	N 82 44'04" E	127 76'
L6	N 82°05'13" E	112 45'
L7	N 82 05'13" E	159 91'
L8	S 81°27'45" W	21 62'
L9	S 12°25'08" W	36 05'
L10	S 71 05'05" E	152 57'
L11	N 85 09'05" E	24 75'
L12	N 82 25'57" E	103 61'

TN SPCS NAD 83

PROJECT	SHEET
24-0318	1 OF 1

DATE	REVISIONS	
28 APR 2025	NO	DATE
SCALE		
1" = 100'		
DRAWN BY		
IIC		
REVIEWER		
JMC		

BOUNDARY SURVEY
LAURA LYNN WEBER WHITE REVOCABLE TRUST & JEFFERY WHITE
8454 & 8458 LEWIS RD
INSTRUMENT #20221130 0125343
PARCEL ID: 15500002600 & P/O 15500016400
DAVIDSON COUNTY, TENNESSEE

J MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
TENNESSEE NO 1859
04-28-2025

T-SQUARE ENGINEERING
SURVEY DIVISION
111 SOUTHEAST PKWY DT, FRANKLIN, TN 37064