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 $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250515-0038440

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 NUMBER: 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 northeast corner of Kenneth Harris, as recorded in Instrument #20211018 0139564, Register's Office Davidson County (R.O.D.C.); thence, leaving said road and with Harris, N 76°02'20" W, a distance of 102.62' to a Wood Fence Post, at the northwest corner of Harris and the northeast corner of Deborah and Phu Thanh Nguyen, as recorded in Instrument #20221007 0110582, R.O.D.C.; thence, with Nguyen, N 77°00'20" W, a distance of 1058.83' to an Iron Pin Set (IPS); thence, leaving Nguyen and with a new White Revocable Trust and White severance line, the following calls: N 86°08'37" E, a distance of 1202.48' to an IPS; S 55°55'20" E, a distance of 160.99' to an IPS, on the west R.O.W. of Lewis Road; thence, leaving said severance line and with the west R.O.W. of said road, S 38°31'16" W, a distance of 324.02' to the Point of Beginning. Containing 5.25 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 hereto 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.

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This is property known as: 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.

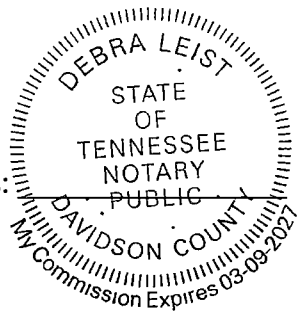
Notary Public

My Commission Expires:

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

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.



Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

AFFIDAVIT

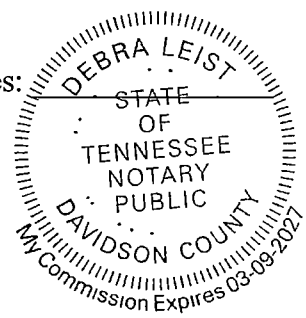
The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-

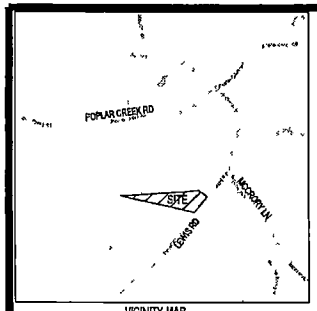
Affiant

Sworn and subscribed before me on May 12, 2025.

Notary Public

My Commission Expires:



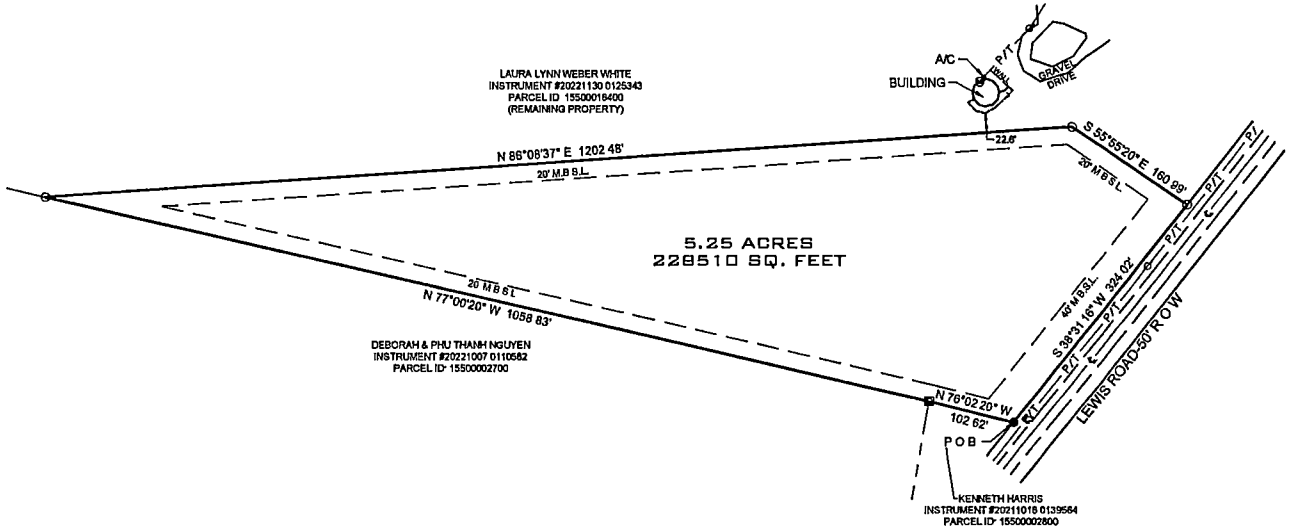


VICINITY MAP
(NOT TO SCALE)

TN SPCS NAD 83 SCALE 1" =100'
0 100 200 300

LINE	BEARING	DISTANCE
L1	N 61°27'49" E	77.70'
L2	S 12° 25'08" W	38.05'
L3	S 71°25'05" E	152.83'
L4	N 85°08'08" E	24.75'
L5	N 82° 25'57" E	100.61'

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



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	▣ WOOD FENCE POST
O IRON PIN SET	⊕ ELECTRIC METER
△ CALCULATED POINT	⊜ WATER METER
ø UTILITY POLE	✿ MAIL BOX
✓ EXISTING SYSTEM FLAG	
+ FFE = FINISHED FLOOR ELEVATION	
——— 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

PROJECT
24-0318

SHEET
1 OF 1

DATE
28 APR 2025

SCALE
1" = 100'

DRAWN BY
IIC

REVIEWER
JMC

REVISIONS	
NO	DATE

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

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

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