8271

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2055 M. Mt. Juliet Road Suite 202; Mt. Juliet, TN 37122
(Prepared Solely Based Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Requested or Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Lonna J Gibbs
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2025.

NOTARY PUBLIC

COMMISSION EXPIRES:

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2028 (AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1280525 DEEDQC
06/02/2025 12:29:30 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20250602-0043112

From:	From:
Lonna J. Gibbs	Ernest D. Bennett, III, Trustee
To:	To:
Ernest D. Bennett, III, Trustee	Lonna J. Gibbs

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Parcel ID Number(s)
Lonna J. Gibbs 4894 Bull Run Road Ashland City, TN 37015	Same as Owner	046 00 0 031.00 (P/O)

KNOW ALL MEN BY THESE PRESENTS that for the sum of One and No/100 Dollar ($1.00), cash in hand paid, and for the express purpose of placing of public record a legal description derived from recent survey referenced hereinafter, or the remainder of the referenced parcel retained after a conveyance of a portion thereof to Heidi Hamm, I, **Lonna J. Gibbs, unmarried**, hereby convey, remise, release, and quitclaim unto **Ernest D. Bennett, III, Trustee**, his successors and assigns, the following described tract of land in Davidson County, Tennessee:

Tract #1:

Land in the 2nd Civil District of Davidson County, Tennessee:

Beginning at spike in the southerly margin of Bull Run Road, said point being the southeast comer of the property conveyed to Joe David Bowling by deed of record in Book 5323, Page 25 of the Registers Office of Davidson County, Tennessee, Thence, North 30 degrees West, 1215.0 feet to a point; thence North 34 degrees West, 550.0 feet to a point; thence North 56 degrees East, 150.0 feet to a point; thence South 34 degrees East, 450.0 feet to a point; thence North 56 degrees East, 178.9 feet to a point in the southerly boundary of the property conveyed to Nancy C. Warnecke by deed of record in Book 5536, Page 106 of said Register's Office. Thence with Warnecke's southwesterly boundary, South 35 degrees East, 745.92 feet to a fence comer; thence, with said fence: South 3 degrees West, 709.0 feet to the point of beginning, containing 10.14 acres, more or less, Being a portion of the property conveyed to Lem A. Gibbs and wife, Vivian B. Gibbs, from Joe T. McCary and wife Caroline Little McCary of record in Book 2877, Page 19, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to rights of ingress and egress and other rights and privileges as set out in Book 1318, Page 229 of said Register' s Office, and to an easement for a roadway across the subject property in Book 573, Page 80, of said Register's Office, and to a driveway or access road running from the property east of this subject property across the most southerly end of the subject property to Bull Run Road, and• to any ,and all other restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in said Register's Office.

Tract #2:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee:

Beginning at a point marking a common comer of the property herein described with property previously conveyed to Martin Dean Gibbs in Book 6387, page 575, Register's Office for Davidson County, Tennessee, said point being situated the following two calls and distances from a point in the current southerly right of way line of Bull Run Road: North 30 degrees 30 minutes 00 seconds West, 1215.00 feet, more or less, to a point, thence continuing North 34 degrees, 00 minutes, 00 seconds West, 550.0 feet, more or less, to the true point of beginning; thence North 34 degrees, 00 minutes, 00 seconds West, 640.0 feet to an 8 inch. Hickory;

thence North 03 degrees, 00 minutes, 00 seconds East, a total of 2777.00 feet, passing the centerline of a 150 foot TVA utility easement at 2457.00 feet, to a point; thence North 81 degrees, 55 minutes 16 seconds East, 262.72 feet (calculated) to a 10 inch blazed poplar; thence South 03 degrees, 00 minutes, 00 seconds West a total of 2757.00 feet, passing the centerline of said 150 foot TVA utility easement at 588.00 feet, to a point; thence South 40 degrees, 00 minutes, 00 seconds East 206.00 feet to a 20 inch Black Walnut; thence South 35 degrees 00 minutes, 00 seconds East 289.04 feet to a point, corner to property previously conveyed to Martin Dean Gibbs in book 6387, page 575, Register's Office for Davidson County, Tennessee; thence with the line of said Gibbs the following three calls and distances: South 36 degrees, 00 minutes, 00 seconds West 177.17 feet to a point; thence North 34 degrees, 00 minutes, 00 seconds West 450.00 feet to a point; thence South 56 degrees, 00 minutes, 00 seconds West, 150.00Seet to the true point of Beginning, containing 23.36 acres, more or less, according to survey of William M. Keel, RLS No. 990, dates 9/13/84, as supplemented by Mortgage Loan Inspection dated 8/4/00 by James E. McAleer, RLS No. 1133. Being all of parcel 31 on Tax Map 45, Property Assessor's Office for Davidson County, Tennessee.

This conveyance is made subject to a 150 foot TVA Utility Easement (D.B. 1318, Pg. 229, RODCT) and to an ingress/egress easement to Bull Run Road (D.B. 573, Page 80, RODCT).

Excepted from the foregoing, Tract #1 and Tract #2, however, is that portion of the aforementioned parcel ID # 046 00 0 031.00 having been conveyed to Heidi Hamm by Warranty Deed dated May 31, 2025 and recorded on _____, 2025 in Instrument Number 202506020043111 in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Lonna J. Gibbs by quitclaim deed dated September 5, 2024 and recorded on September 13, 2024 in Instrument Number 20240913-0070811 in the Register's Office for Davidson County, Tennessee, and by deed of record in Instrument Number 20150306-0019387 in said Register's Office.

This conveyance is subject to any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

This is improved property known as 4894 Bull Run Road, Ashland City, Tennessee 37015.

This conveyance is subject to all matters contained in all prior deeds in the chain of title of the property conveyed herein, and further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage), or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

And now, I, the said **Ernest D. Bennett, III, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release, and forever quitclaim unto **Lonna J. Gibbs, unmarried**, and her heirs, successors, and assigns, the same property hereinabove described and set forth, but as described pursuant to the survey referenced hereinafter, and said property is conveyed subject to the same limitations, restrictions, and encumbrances as may affect the premises, as above set forth:

TRACT ONE TAX MAP 046-00, NORTHERN PORTION OF PARCEL 031.00

Being a tract of land in Davidson County, Tennessee, located on Bull Run Road and being Parcel 031.00, as shown on Davidson County Tax Map 046-00, belonging to Lonna J. Gibbs, as evidenced in Instrument Number 20240913-0070811, in the Register's Office of Davidson County, Tennessee (RODCT), and being more particularly described as follows:

To find the true point of BEGINNING, start at the intersection of the centerline of Old Hickory Boulevard with the centerline of Bull Run Road, thence; In a northwesterly direction approximately 6,410 feet to a point at the intersection of the centerline of Bull Run Road with the centerline of a driveway heading in a northeasterly direction, thence; with the centerline of said driveway and with a curve to the left, (said curve having a radius of 126.25 feet, having a chord bearing of North 4 degrees 28 minutes 06 seconds East, having a chord distance of 108.18 feet, having a delta angle of 050 degrees 44 minutes 03 seconds), a distance of 111.79 feet to a point, thence; continuing with the centerline of said driveway, and with a curve to the right, (said curve having a radius of 126.08 feet, having a chord bearing of North 7 degrees 36 minutes 36 seconds East, having a chord distance of 120.35 feet, having a delta angle of 057 degrees 01 minutes 04 seconds), a distance of 125.47 feet to a point, thence; continuing with the centerline of said driveway, North 36 degrees 07 minutes 08 seconds East a distance of 163.66 feet to a point, thence; continuing with the centerline of said driveway, North 46 degrees 04 minutes 33 seconds East a distance of 311.86 feet to a point, thence; said point being on the southwest line of said Parcel 031.00, thence; with said southwest line North 27 degrees 56 minutes 46 seconds West a distance of 25.56 feet to an iron pin, said iron pin being the southeast corner of Parcel 085.00, as shown on Davidson County Tax Map 046-00, belonging to Glenn Yates, as evidenced in Instrument Number 20210706-0090539, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the northwest corner of Tract Two, and said iron pin being southwest corner of the property herein described, and said iron pin being located at State Plane Coordinates North 696,941.91 and East 1,696,054.87, and said iron pin being the true point of BEGINNING, thence;

1. With the east line of said Parcel 085.00 and with the west line of the property herein described, North 27 degrees 56 minutes 46 seconds West a distance 787.66 feet to an iron pin, said iron pin being an interior corner of said Parcel 085.00 and said iron pin being an interior corner of the property herein described, thence;

2. Continuing with the east line of said Parcel 085.00 and with the west line of the property herein described, North 07 degrees 35 minutes 37 seconds East a distance 2716.51 feet to an iron pin, said iron pin being the northeast corner of said Parcel 085.00, said iron pin being on the south line of Parcel 027.00 as shown on, as shown on Davidson County Tax Map 038-00, belonging to Metro Government Beaman Park, as evidenced in Instrument Number 20100806-0062336, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the northwest corner of the property herein described, thence;

3. With the south line of said Parcel 027.00 and with the north line of the property herein described, South 88 degrees 33 minutes 30 seconds East a distance of 266.14 feet to an iron pin, said iron pin being the northwest corner of Parcel 032.00, as shown on Davidson County Tax Map 046-00, belonging to Charles and Wendy K. Wilson, as evidenced in Deed Book 1051, Page 026, in the Register's Office of Davidson County, Tennessee (RODCT) and said iron pin being the northeast corner of the property herein described, thence;

4. With the west line of said Parcel 032.00 and with the east line of the property herein described, South 08 degrees 03 minutes 45 seconds West a distance of 2638.86 feet to an iron pin, said iron pin being an interior corner of said Parcel 032.00 and said iron pin being an interior corner of the property herein described, thence;

5. Continuing with the west line of said Parcel 032.00 and with the east line of the property herein described, South 30 degrees 41 minutes 51 seconds East a distance of 671.40 feet to an iron pin, said iron pin being the northern most point of Tract Two, and said iron pin being the southeast corner of the property herein described, thence;

6. With the north line of Tract Two and with the south line of the property herein described, South 50 degrees 00 minutes 38 seconds West, a distance of 298.30 feet to an iron pin said iron pin being the point of BEGINNING, containing 20.1115 acres, 879,894 square feet, more or less, according to a survey by Jesse E. Walker, TN RLS #1486, dated May 29, 2025.

Being the same property conveyed to Ernest D. Bennett, III, Trustee, in this Strawman Quitclaim Deed, and a portion of the property formerly having been conveyed to Lonna J. Gibbs by Quitclaim Deed of record in Instrument Number 20240913-0070811 in the Register's Office for Davidson County, Tennessee, and by deed of record in Instrument Number 20150306-0019387, in said Register's Office.

The foregoing is improved property known as 4894 Bull Run Road, Ashland City, TN 37015.

This conveyance is subject to all matters contained in all prior deeds in the chain of title of the property conveyed herein, and further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage), or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Lonna J. Gibbs

Ernest D. Bennett, III, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lonna J. Gibbs, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and in my presence affixed her signature to the within instrument, and upon oath acknowledged that she did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 30th day of May, 2025.

Commission Expires: SHANNON PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest D. Bennett, III, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and in my presence affixed his signature to the within instrument, and upon oath acknowledged that he did so in his representative capacity as trustee for and on behalf of Lonna J. Gibbs, freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 30th day of May, 2025.

Commission Expires: _____

SHANNON PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

_____
Notary Public

I, Anthony N. Greco, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 30 day of May, 2025

_____ May 30, 2025
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 30 day of May, 2025

Commission Expires: July 17, 2027

_____
Notary Public

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027