Karen Johnson Davidson County
Batch# 1290634 DEEDQC
06/26/2025 03:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250626-0050596

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Steven D. Luttrell and Joseppinna Luttrell 2247 Ingram Rd Whites Creek, TN 37189	NEW OWNERS	031-00-0-157.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Steven D. Luttrell and Joseppinna Luttrell, husband and wife,** by these presents do hereby quitclaim and convey unto **Steven D. Luttrell, Joseppinna Luttrell, and Steven F. Luttrell,** their heirs, successors and assigns, all their right, title and interest in and to the following described tract of land:

Beginning at an iron rod (found) at the northeast corner of Lot 1 of the Pewitt-Burke Subdivision as of record in Plat Book 6050, page 522, Register's Office for Davidson County, Tennessee; said iron rod also lying in the southerly property line of a tract of land conveyed to Mark A. Tolbert and Linda S. Tolbert as of record in Instrument No. 20110223-0014923, said Register's Office; thence, with the southerly line of said Tolbert, in part, South 89°43'57" East, 771.24 feet to an iron rod (found) in the existing fence line, being the southwesterly property corner of a tract of land conveyed to Thomas H. Jarrett et ux., as of record in Deed Book 6071, page 509, Register's Office for Davidson County, Tennessee; thence, with the southerly property line of said Jarrett, South 87°50'34" East, 338.57 feet to an iron rod (found) at the southwest property corner of a tract of land conveyed to James Kennedy Jennings, Jr., et ux., as of record in Instrument No. 20001221-0125421, Register's Office for Davidson County, Tennessee; thence, with the southerly property line of said Jennings, South 88'35°15" East, 769.79 feet to a stone (found) at the southeast property corner of said Jennings; said stone also being the northwest property corner of a tract of land conveyed to David E. Martin et ux., as of record in Deed Book 11418, page 698, Register's Office for Davidson County, Tennessee, and also being the northeast property corner for the herein described tract; thence, with the west property line of said Martin, South 03°06'28" East, 851.01 feet to an iron rod (found) at the northeast property corner of a tract of land conveyed to Jimmy Vaughn and wife, Barbara Vaughn as of record in Instrument No. 20041110-0135406, Register's Office for Davidson County, Tennessee; thence, with the northerly property line of said Jimmy Vaughn and wife, Barbara Vaughn, in part, North 82°26'27" West, 1146.00 feet to an iron rod (new); thence, leaving the northerly property line of said Vaughn, and with a new severance line through which this tract is a part of, North 55'40'09" West, 52.17 feet to an iron rod (new) situated approximately 10 feet from the edge of water of the existing pond; thence following approximately 10 feet of the edge of water of the existing pond, North 19°06'34" East, 18.33 feet to an iron rod (new); thence, North 21°10'03" West, 40.66 feet to an iron rod (new); thence, North 59°39'50" West, 35.90 feet to an iron rod (new); thence, North 79°09'56" West, 40.42 feet to an iron rod (new); thence, South 50°28'53 "West, 86.03 feet to an iron rod (new); thence, South 20°00'20" West, 42.23 feet to an iron rod (new) in the centerline of an

existing ditch; thence, with the centerline of the existing ditch, south 77°46'19" West, 26.63 feet to an iron rod (new); thence, South 51°58'38" west, 50.86 feet to an iron rod (new); thence, South 29°24'38" West, 24.82 feet to an iron rod (new); thence, South 63°45'04" West, 18.84 feet to an iron rod (new); thence South 42°14'23" West, 107.26 feet to an iron rod (new) in the northerly margin of a existing driveway and utility easement; thence, with the northerly margin of the existing driveway and utility easement, South 56°16'01" West, 16.91 feet to an iron rod (new); thence, South 63°01'44" West, 112.16 feet to an iron rod (new); thence, in a southwestwardly direction with a curve to the right having a radius of 62.01 feet, a central angle of 34°22'03", for an arc length of 37.20 feet to an iron rod (new); said curve has a chord bearing and distance of South 80°12'45" West, 36.64 feet; thence, North 82°36'13" West, 48.82 feet to an iron rod (new); thence, North 79°21'03" West, 108.91 feet to an iron rod (new); thence, in a northwestwardly direction with a curve to the right having a radius of 209.08 feet, a central angle of 29°09'43", for an arc length of 106.42 feet to an iron rod (new); said curve has a chord bearing and distance of North 64°46'11" West, 105.27 feet; thence, North 50°11'20" West, 217.74 feet to an iron rod (new); thence, North 51°25'55" West, 251.89 feet to an iron rod (new); thence, in a northwestwardly direction with a curve to the left having a radius of 229.11 feet, a central angle of 07°00'44", for an arc length of 28.04 feet to an iron rod (new) in the southeasterly property line of Lot No. 3, as shown on the Plan of Resubdivision of Lot 2 Pewitt-Burke Subdivision, as of record in Plat Book 8250, page 632, Register's Office for Davidson County, Tennessee; said curve has a chord bearing and distance of North 54°56'17" West, 28.02 feet; thence, with the southeasterly property line of said Lot No. 3, in part, and the southeasterly property line of the aforementioned Lot 1, Pewitt-Burke Subdivision, North 33°59'58" East, 654.62 feet to the point of beginning and containing 1,667,226 square feet or 38.27 acres, more or less, as calculated by the above courses and distances.

The property conveyed herein is served by that perpetual, non-exclusive ingress, egress and utility easement described in Easement Agreement of record in Instrument No. 20131125-0120708, Register's Office for Davidson County, Tennessee, and is conveyed subject to all terms, conditions and other matters set out in said Easement Agreement.

Being the same property conveyed to Steven D. Luttrell and Joseppinna Luttrell, husband and wife, by Warranty Deed from Robert C. Fuller and Freda G. Fuller dated September 8, 2020, and recorded September 9, 2020, in Instrument No. 20200909-0102719, Register's Office of Davidson County, Tennessee.

Commonly known as: 2247 Ingram Road, Whites Creek, TN 37189.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
26 day of June 2025.

Affiant

My commission expires:
(Affix Seal)

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 6 day of June 2025.

Steven D. Luttrell

Joseppina Luttrell

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Steven D. Luttrell and Joseppinna Luttrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 6 day of June 2025.

Notary Public

My Commission Expires: 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 6/26/2025.

Affiant Signature

26th day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

