Karen Johnson Davidson County
Batch # 1324571 DEEDQC
09/22/2025 10:02:59 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250922-0075434

This instrument prepared by:
Joyce P. Barnett
3174 Jenkins Drive
Murfreesboro, TN 37128

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
(and return to) Ashley Barnett Jones 2667 Crocker Springs Road Goodlettsville, TN 37072	SAME	01600005000 01600015200 01600007500

No title search was conducted and no representations regarding title have been made

QUITCLAIM DEED

FOR AND IN CONSIDERATION of my love and affection for my daughter Ashley Gail Barnett, the receipt and sufficiency of which is hereby acknowledged, **Joyce P. Barnett** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Ashley Gail Barnett nka Ashley Gail Barnett Jones and husband, Glenn Douglas Jones** (the "Grantee"), her successors and assigns, all of her right, title and interest in and to that certain Land in Davidson County, Tennessee, described as follows:

Parcel 1: 0 Union Hill Road (01600005000 -formerly 01600004900 and 01600005000)

Property located in the 1st and 3rd Councilmanic Districts of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 05-3118, File Number 2-523, as follows:

Point of Beginning being a set iron rod in the south margin of Union Hill Road (50' right of way) said iron rod being located SOUTH 05 DEGREES 32 MINUTES 54 SECONDS WEST a distance of 58.41 feet from an existing concrete monument on the north side of said Union Hill Road having a Tennessee State Plane Coordinate of N:728968.33, E:1726044.25;
Thence from said Point of Beginning and with the east line of Tract No. 2 W.D. Pewitt (Book 5233, Page 660) SOUTH 05 DEGREES 32 MINUTES 54 SECONDS WEST a distance of 215.09 feet to a set iron rod;
Thence SOUTH 80 DEGREES 27 MINUTES 03 SECONDS EAST a distance of 317.42 feet to a set iron rod;
Thence NORTH 08 DEGREES 48 MINUTES 16 SECONDS EAST a distance of 263.65 feet to a set iron rod;

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Thence SOUTH 83 DEGREES 30 MINUTES 19 SECONDS EAST a distance of 41.26 feet to a set iron rod;
Thence NORTH 02 DEGREES 30 MINUTES 22 SECONDS WEST passing a set iron rod on the south margin of Union Hill Road and continuing a total distance of 216.99 feet to the center of Union Hill Road;
Thence with said Center line NORTH 63 DEGREES 36 MINUTES 19 SECONDS EAST a distance of 62.80 feet;
Thence with a curve turning to the right with an arc length of 123.33 feet, with a radius of 1164.80 feet, with a chord bearing of NORTH 66 DEGREES 16 MINUTES 53 SECONDS EAST with a chord length of 123.27 feet;
Thence with a compound curve turning to the right with an arc length of 111.86 feet, with a radius of 838.96 feet, with a chord bearing of NORTH 73 DEGREES 56 MINUTES 08 SECONDS EAST with a chord length of 111.78 feet;
Thence NORTH 76 DEGREES 53 MINUTES 02 SECONDS EAST a distance of 119.88 feet to the intersection of the center lines of Union Hill Road and Ivey Point Road;
Thence continuing with the center line of Union Hill Road
NORTH 76 DEGREES 53 MINUTES 02 SECONDS EAST a distance of 24.02 feet;
Thence leaving said center line passing an existing iron rod having a Tennessee State Plane Coordinate of N:729229.35, E:1726816.84 and with the west line of Linda Uselton (Book 10649, Page 602) SOUTH 05 DEGREES 04 MINUTES 59 SECONDS WEST a distance of 1151.15 feet to the intersection of existing fences and in the north line of John Benbow (Instrument Number 200309080130616);
Thence with said Benbow NORTH 80 DEGREES 13 MINUTES 08 SECONDS WEST a distance of 1011.62 feet to a set iron rod on the northeast margin of Crocker Springs Road and having a Tennessee State Plane Coordinate of N:728282.41, E:1725720.37;
Thence with said margin and with a curve turning to the right with an arc length of 80.78 feet, with a radius of 223.34 feet, with a chord bearing of NORTH 38 DEGREES 25 MINUTES 59 SECONDS WEST with a chord length of 80.35 feet;
Thence NORTH 28 DEGREES 04 MINUTES 14 SECONDS WEST a distance of 134.08 feet;
Thence with a curve turning to the right with an arc length of 284.10 feet, with a radius of 325.85 feet, with a chord bearing of NORTH 03 DEGREES 05 MINUTES 35 SECONDS WEST with a chord length of 275.19 feet;
Thence NORTH 21 DEGREES 53 MINUTES 04 SECONDS EAST a distance of 100.64 feet to a set iron rod at the intersection of the margins of Crocker Springs Road and Union Hill Road and having a Tennessee State Plane Coordinate of N:728831.83, E:1725630.04;
Thence with the south margin of said Union Hill Road and with a curve turning to the left with an arc length of 257.72 feet, with a radius of 294.56 feet, with a chord bearing of NORTH 89 DEGREES 29 MINUTES 04 SECONDS EAST with a chord length of 249.58 feet to a set iron rod;
Thence NORTH 64 DEGREES 25 MINUTES 08 SECONDS EAST a distance of 176.23 feet to a set iron rod which is the point of beginning, having an area of 812485.98 square feet, 18.65 acres

Being the same property described in Instrument Number 20191008-0102983.

Parcel 2: 2321 Union Hill Road (01600007500) and 2333 Union Hill Road (01600015200)

Property located in the 1st and 3rd Councilmanic Districts of Davidson County, TN and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 05-31-18, File Number 2-523, as follows:

Point of Beginning being a set iron rod in the south margin of Union Hill Road (50' right of way) said iron rod being located SOUTH 05 DEGREES 32 MINUTES 54 SECONDS WEST a distance of 58.41 feet from an existing concrete monument on the north side of said Union Hill Road having a Tennessee State Plane Coordinate of N:728968.33, E:1726044.25;

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Thence from said Point of Beginning NORTH 05 DEGREES 32 MINUTES 54 SECONDS EAST a distance of 28.79 feet to the center line of Union Hill Road;
Thence with said Center line NORTH 64 DEGREES 25 MINUTES 49 SECONDS EAST a distance of 26.62 feet;
Thence NORTH 64 DEGREES 05 MINUTES 26 SECONDS EAST a distance of 171.17 feet;
Thence NORTH 63 DEGREES 36 MINUTES 19 SECONDS EAST a distance of 267.46 feet;
Thence with a curve turning to the right with an arc length of 123.33 feet, with a radius of 1164.80 feet, with a chord bearing of NORTH 66 DEGREES 16 MINUTES 53 SECONDS EAST with a chord length of 123.27 feet;
Thence with a compound curve turning to the right with an arc length of 111.86 feet, with a radius of 838.96 feet, with a chord bearing of NORTH 73 DEGREES 56 MINUTES 08 SECONDS EAST with a chord length of 111.78 feet;
Thence NORTH 76 DEGREES 53 MINUTES 02 SECONDS EAST a distance of 119.88 feet to the intersection of the center lines of Union Hill Road and Ivey Point Road;
Thence continuing with the center line of Union Hill Road NORTH 76 DEGREES 53 MINUTES 02 SECONDS EAST a distance of 24.02 feet;
Thence leaving said center line passing an existing iron rod having a Tennessee State Plane Coordinate of N:729229.35, E:1726816.84 and with the west line of Linda Uselton (Book 10649, Page 602) SOUTH 05 DEGREES 04 MINUTES 59 SECONDS WEST a distance of 1151.15 feet to the intersection of existing fences and in the north line of John Benbow (Instrument Number 200309080130616);
Thence with said Benbow NORTH 80 DEGREES 13 MINUTES 08 SECONDS WEST a distance of 1011.62 feet to a set iron rod on the northeast margin of Crocker Springs Road and having a Tennessee State Plane Coordinate of N:728282.41, E:1725720.37;
Thence with said margin and with a curve turning to the right with an arc length of 80.78 feet, with a radius of 223.34 feet, with a chord bearing of NORTH 38 DEGREES 25 MINUTES 59 SECONDS WEST with a chord length of 80.35 feet;
Thence NORTH 28 DEGREES 04 MINUTES 14 SECONDS WEST a distance of 134.08 feet;
Thence with a curve turning to the right with an arc length of 284.10 feet, with a radius of 325.85 feet, with a chord bearing of NORTH 03 DEGREES 05 MINUTES 35 SECONDS WEST with a chord length of 275.19 feet;
Thence NORTH 21 DEGREES 53 MINUTES 04 SECONDS EAST a distance of 100.64 feet to a set iron rod at the intersection of the margins of Crocker Springs Road and Union Hill Road and having a Tennessee State Plane Coordinate of N:728831.83, E:1725630.04; Thence with the south margin of said Union Hill Road and with a curve turning to the left with an arc length of 257.72 feet, with a radius of 294.56 feet, with a chord bearing of NORTH 89 DEGREES 29 MINUTES 04 SECONDS EAST with a chord length of 249.58 feet to a set iron rod;
Thence NORTH 64 DEGREES 25 MINUTES 08 SECONDS EAST a distance of 176.23 feet to a set iron rod which is the point of beginning, having an area of 934511.3 square feet, 21.45 acres. Less and except 18.65A conveyed to Joyce P Barnett, individually in 20191008-0102983.

Being a portion of the same property conveyed to Joyce P. Barnett from Joyce P. Barnett, substitute Trustee of "THE WILLIAM D. PEWITT AND/OR SADIE E.PEWITT REVOCABLE LIVING TRUST" by deed of record, Instrument Number 20180807-0077377, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness my hand this 19th day of September, 2025.

Joyce P. Barnett

Joyce P Barnett

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 9/19/25, before me personally appeared **Joyce P. Barnett**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal, at office in Murfreesboro, Tennessee this date 9/19/25.

(Seal)

MOLLY M. SOLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires Mar. 20, 2027

Molly M Soles

Notary Public
My Commission Expires: March 20, 2027

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer in $0.00

_____
Affiant

Subscribed and sworn before me this _____ day of _____, 2025.

(Seal)

_____
Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Ashley Brewer, **Affiant**
Subscribed and sworn before me this the
22 **Day of** September, 2025.
Brandi Weis, **Deputy Register**