This instrument prepared by
John L Billings, Esq
The Law Office of John L Billings, PLLC
4617 Chamblıss Avenue
Knoxville, TN 37919

Karen Johnson
Batch # 1333133
10/10/2025 11 24 13 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251010-0081170

Owner/Responsible Tax Payer
Elston & Nancy Winters, Co-Trustees of the Winters Joint Revocable Living Trust
2854 Morgan Road
Joelton, TN 37080

Map & Parcel. 022 00 0 160.00
022 00 0 003 00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10 00) Dollars and other good and valuable consideration, **E. WAYNE WINTERS** ("Grantor") does hereby quitclaim and convey unto **ELSTON WAYNE WINTERS and NANCY JOHNS WINTERS, Co-Trustees of the WINTERS JOINT REVOCABLE LIVING TRUST, dated** OCT 7, **20**25 ("Grantee"), their successors and assigns, all of the Grantor's right, title and interest in and to that certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit

Tract No. 1: Beginning at a stake in Dave McPherson's southeast corner in the center of Nashville & Clarksville Road, thence with the center of said Road south 76° east 59 46 poles to a point in the center of said road to Woodard's corner, thence north 1½° east 75 14 poles to a stake, Woodward's northwest corner in Henry DeMontbreun's south line, thence with DeMontbreun's line north 861/2° west to Sabe Boyd's northeast corner, thence with said McPherson's line south 1½° west 32 poles to the beginning, containing 25 acres, more or less, being the same property conveyed to Fred Bates and wife, Donnie E Bates, by George Hackebeil and wife Emma K Hackebeil, by deed of record in Book 1426, page 371, R O D C, Tennessee

Tract No. 2: Lying on the north side of the Old Clarksville Road, and beginning at a point in the center of what is now a turnpike at a point 216 feet easterly from the original corner of the tract conveyed to Fred Bates and wife, Donnie E Bates, designated as "Tract No 2" by Deed of George Hackebeil and wife, of record in Book 1426, page 371, R O D C , Tennessee, thence north 1° 10' East 531 45 feet to a point, thence north 14° 20' East 484 5 feet to a point, the northeast corner of the Henry C Felts, lot and the B R Wallace property, thence south 85° 54' East, 97 88 feet to an iron stake in the McMahon's south line, George Hackebeil's west line 1069 2 feet to a point in the center of said pike, thence with the center of said pike north 75° 40' West 201 22 feet to the beginning, containing 4 acres, more or less, and being a part of Tract No 2 conveyed to Fred Bates, and wife by Deed of George Hackebeil and wife, of record in Book 1426, page 371, R O D C , Tennessee

INCLUDED IN THE ABOVE DESCRIPTION is that tract of land which is Map/Parcel Number 0220001600

Beginning at E Wayne and Thelma M Winters' Northwest corner, thence South 76 deg East 140 0 feet, more or less, with the North margin of E Wayne and Thelma Winters property to a point, thence North 7 deg 30' East 624 0 feet, more or less, to a point, thence North 76 deg West 140 0 feet, more or less, to a point, thence South 7 deg 30' West 624 0 feet, more or less, to the point of beginning, containing 2 0 acres, more or less

Being the same property conveyed to E Wayne Winters and Annette E Winters in Quitclaim Deed of record in Instrument Number 20250210-0010053, Register's Office for Davidson County, Tennessee,

ALSO INCLUDED IN THE ABOVE DESCRIBED TRACT NO. 1 AND TRACT NO. 2 BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TRACTS OF LAND:

Map/Parcel 022000123.00: A certain tract of land in the 14th Civil District of Davidson County, Tennessee, being a part of the property conveyed from Fred Bates, et ux, in Book 2024, page 579, Register's Office for Davidson County, Tennessee, and described as follows

Beginning at a point in the North margin of Old Clarksville Pike approximately 560 feet East of E G Winters' Southwest corner, thence South 76 degrees east 140 feet, more or less, with the north margin of Old Clarksville Pike to a point, thence North 7 degrees 30 minutes East 934 0 feet, more or less, to a point, thence North 76 degrees West 140 feet, more or less, to a point, thence South 7 degrees 30 minutes West 934 0 feet, more or less, to the point of beginning, containing 3 0 acres, more or less, **LESS AND EXCEPT** the above described 2 0 acres of record in Instrument Number 20250210-0010053, said Register's Office (Map/Parcel 0220001600)

Being the same property conveyed to Jairo Gonzaga by Warranty Deed of record in Instrument Number 20201105-0129803, Register's Office for Davidson County, Tennessee

Map/Parcel 02200024300: Land in Davidson County being Lot No 1 on the Plan of Winters Subdivision of record in Plat at Instrument No 20130611-0059040, as corrected in Instrument No 20131202-0122372, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property

Being the same property conveyed to Scottie A Yant by Warranty Deed of record in Instrument Number 20140709-0060293, Register's Office for Davidson County, Tennessee

Map/Parcel 02200000300: Land in Davidson County, Tennessee, being Lot No 2 on the Plan of Winters Subdivision of record in Plat at Instrument No 20130611-0059040, as corrected in Instrument No 20131202-0122372, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property

Being the same property conveyed to Vernon D Latham and Sheryll D Latham, husband and wife, by Warranty Deed of record in Instrument Number 20140602-0047322, Register's Office for Davidson County, Tennessee

All of the above also being part of the property conveyed to E G Winters and wife, Anita Winters by Warranty Deed from Fred Bates and wife, Donnie E Bates of record in Book 2024, page 579, Register's Office for Davidson County, Tennessee

E G Winters died on or about June 10, 1975, leaving Anita Winters as surviving tenants by the entirety

Anita Winters a/k/a Myrtle Anita Winters, died on or about August 5, 2002, leaving E Wayne Winters and Annette E Winters as her sole heirs at law See Affidavit of Heirship of record in Instrument Number 20140602-0047320, Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this Instrument

Being the same property conveyed to E Wayne Winters and Annette E. Winters, by Quitclaim Deed of record in Instrument Number 20250509-0036788, Register's Office for Davidson County, Tennessee

The interest being conveyed by this deed constitutes a fifty percent (50%) undivided interest in the above described tracts or parcels of land, which the Grantor acquired through an Affidavit of Heirship evidenced of record in Instrument No 20130424-0040711 and Instrument No. 20140602-0047320, Register's Office for Davidson County, Tennessee

This is unimproved property known as **3612 & 0 Old Clarksville Pike, Joelton, Tennessee 37080.**

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY. THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE TITLE TO THE PREMISES OR THE ACCURACY OF THE PROPERTY DESCRIPTION.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 7 day of Oct, 2025

E Wayne Winters

E WAYNE WINTERS

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared me, the undersigned, a Notary Public of the State and County aforesaid, E WAYNE WINTERS, the within bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained

Witness my hand and seal at office in the aforesaid county, this 7 day of Oct, 2025

Erica A Hansbrough

Notary Public

My commission expires 09-27-2028

ERICA A HANSBROUGH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-27-2028

AFFIDAVIT

This transfer is exempt from tax pursuant to *Tenn Code Ann* §67-4-409(a)(1)(C)(vi), and no oath of value shall be required

Elston Wayne Winters

ELSTON WAYNE WINTERS, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 7 day of Oct, 2025

Erica A Hansbrough

Notary Public

My commission expires 09-27-2028

ERICA A HANSBROUGH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-27-2028