Karen Johnson Davidson County
Batch# 201971 DEEDQC
03/05/2019 11:13:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190305-0019995

**This instrument prepared by:**
Smith.Sholar.Milliken.PLLC
846 Conference Drive, Suite 4
Goodlettsville, TN 37072

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.** ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

# QUITCLAIM DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>Bart and Tara Rader | (NAME)<br>SAME | 096G-A-047.00 |
| (STREET ADDRESS)<br>2121 Tinnin Road | | |
| (CITY) (STATE) (ZIP)<br>Goodlettsville, Tn 37072 | (CITY) (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Bart Rader,** Grantor, does hereby quitclaim and convey unto **Bart Rader and Tara Rader, husband and wife,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in ROBERTSON County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 12, on the unrecorded plan of Tinnin Road Estates, on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, page 110, Register's Office for Davidson County, Tennessee. See Tax Map 7, parcel 78, Tax Assessor's Office Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod in the west margin of Tinnin Road, same being the easternmost southeast corner of this tract and the northeast comer of Tract #11 of Tinnin Road Estates. (5.01 acres as per survey of same date), also being 910.52 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #11 North 84 degrees 37 minutes 42 seconds West 1643.31 feet to an iron rod; thence South 22 degrees 12 minutes 52 seconds West 351.76 feet to an iron rod; thence with line of Tract #1 of Tinnin Road Estates (6.60 acres as per survey of same date) North 84 degrees 37 minutes 42 seconds West 350 feet to an iron rod; thence with line of Chris Smith. Hollis George, and Alvin Leon Dobbs North 05 degrees 28 minutes 30 seconds East 386.67 feet to an iron rod; thence with line of Tract #13 of Tinnin Road Estates, (6.53 acres as per survey of same date) South 84 degrees 37 minutes 42 seconds East 2086.26 feet to an iron rod in the west margin of Tinnin Road; thence with said margin South 04 degrees 01 minutes 01 seconds East 50.68 feet to the point of beginning, by survey of Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road. Hartsville, Tennessee 37074, dated June 6, 2001, revised June 29, 2001.

ALSO conveyed herewith is an easement for subsurface sewage disposal as shown on the above referenced survey. The easement allows for all necessary installation. connections and maintenance for the subsurface sewage disposal of this Tract.Being the same property conveyed to Susan Reeder, unmarried by Warranty Deed dated June 13, 2015 from Jearl Ballard and Christa C. Ballard, recorded July 15, 2015, in Book 1629, Page 853, in the Register's Office of Robertson County, Tennessee.

Being the same property conveyed to Bart Rader by Warranty Deed dated June 29, 2004 from Brock E. Marion, Sr. and wife, Keri A. Marion, recorded July 13, 2004, in Instrument Number 20040713-0083172, in the Register's Office of Davidson County, Tennessee.

The property address is: improved property located at 2121 Tinnin Road, Goodlettsville, Tn 37072

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 00.00

Subscribed and sworn to before me this the 28 day of Feb, 2019.

Affiant

My commission expires: 1-24-22
(Affix Seal)

Notary Public

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 28 day of Feb, 2019.

By:

Bart Rader

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Bart Rader, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28 day of Feb, 2019.

Notary Public

TODD SPEAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

My Commission Expires:_____