Karen Johnson Davidson County
Batch# 218197 DEEDQC
04/16/2019 09:59:16 AM 2 pgs
Fees: $17.00 Taxes: $0.00
20190416-0034607

THIS DOCUMENT PREPARED BY
HOMESTEAD TITLE & ESCROW,
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 183000
PARCEL: 068.00

NEW OWNER'S ADDRESS:
Robert J. Baltz, Jr. & wife, Linda C. Baltz and
Lacy M. Baltz
354 Battle Road
Antioch TN 37013

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

QUITCLAIM DEED

**FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY**

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common with right of survivorship, we, Robert J. Baltz, Jr. and wife, Linda C. Baltz, (Grantors), by these presents do hereby quitclaim and convey all of our interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in the 5th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Tract No. 14 on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated 4-15-76 not or record. Said tract is bound in the general on the N. by Burkitt's Tract No. 13, on the W. by Burkitt's Tract No. 4; on the S. by Burkitt's Tract No. 15, on the E. by Battle Road. Commencing at a point in the west margin of Battle Road, said point being Huffman's NE corner; thence with west margin of Battle Road, N 34° 35' W 250 feet to the point of beginning; thence with a new staked line N 83° 10' W 1397 feet to an iron pin; thence N 6° 45' E 201 feet to an iron pin; thence with a new staked line S 83° 10' E 1223 feet to an iron pin in the west margin of Battle Road; thence with the west margin of Battle Road, S 34° 34' E 263 feet to the point of beginning, containing 5.95 acres, more or less.

Being the same property conveyed to Robert J. Baltz, Jr. and wife, Linda C. Baltz by Deed dated 7/1/83 from Arlen Terminals, Inc. of record in Book 6089, Page 543, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 354 Battle Road, Antioch, TN 37013.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Robert J. Baltz, Jr. and wife Linda C. Baltz (a ½ undivided interest) and Lacy M. Baltz, an unmarried woman (a ½ undivided interest) as tenants in common with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 8th day of April, 2019.

Robert J. Baltz, Jr.

Linda C. Baltz

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Robert J. Baltz, Jr. and Linda C. Baltz, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 8th day of April, 2019.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 8th day of April, 2019.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 8th day of April, 2019.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County