Karen Johnson Davidson County
Batch# 233373 DEEDQC
05/23/2019 08:22:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190523-0048705

This Instrument Prepared By:
D. Dylan Potter
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Thomas Kyle Bates 8417 Sycamore Creek Road Joelton, TN 37080	SAME	004 00 0 226.00

THOMAS E. BATES, JR., MARRIED does hereby quitclaim and by these presents do transfer and convey all of his right, title and interest unto **THOMAS KYLE BATES, UNMARRIED**, in and to the following tract of land in Davidson County, Tennessee described as follows:

See Attached Exhibit "A"

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

This is improved property known as 8442 Whites Creek Pike, Joelton, TN 37080

This was never the marital residence of the grantor herein named.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15 day of May, 2019.

Thomas E. Bates, Jr.
Thomas E. Bates, Jr.

STATE OF TENNESSEE)
COUNTY OF Montgomery

Personally appeared before me, the undersigned notary public **Thomas E. Bates, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of May, 2019.

Stephanie J. Wallace
Notary Public

My Commission Expires: June 12, 2019

STEPHANIE J. WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 15 day of May, 2019.

Stephanie J. Wallace
Notary Public

My Commission Expires: June 12, 2019

STEPHANIE J. WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT A

Property located in the 1st Councilmanic District 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: 08-08-17, File Number 2-372, as follows:

Beginning at a set iron rod in the west margin of Whites Creek Pike, said iron rod being located from the center line of Sycamore Creek Road along the west margin of Whites Creek Pike NORTH 29 DEGREES 29 MINUTES 22 SECONDS WEST a distance of 28.30 feet; NORTH 33 DEGREES 10 MINUTES 54 SECONDS WEST a distance of 402.96 feet; NORTH 33 DEGREES 30 MINUTES 18 SECONDS WEST a distance of 201.53 feet; NORTH 30 DEGREES 30 MINUTES 18 SECONDS WEST a distance of 92.91 feet to the Point of Beginning having a Tennessee State Plane Coordinate of N: 747462.53, E: 1704735.40; Thence continuing with the margin of Whites Creek Pike NORTH 30 DEGREES 30 MINUTES 18 SECONDS WEST a distance of 108.62 feet; Thence NORTH 26 DEGREES 30 MINUTES 18 SECONDS WEST a distance of 197.50 feet; Thence NORTH 22 DEGREES 30 MINUTES 18 SECONDS WEST a distance of 197.50 feet; Thence NORTH 18 DEGREES 30 MINUTES 18 SECONDS WEST a distance of 183.39 feet to a set iron rod and common corner to Jason Allen Wooden (Instrument Number 201508100079413) and having a Tennessee State Plane Coordinate of N: 748089.22, E: 1704458.33; Thence with said Wooden passing a wooden fence post (supposed to be Wooden's Corner) at 24 feet and continuing SOUTH 84 DEGREES 54 MINUTES 21 SECONDS EAST a total distance of 691.70 feet to an existing iron rod and common corner to Robert O. Woodard (Book 5535, Page 291; Plat Book 5210, Page 280); Thence with said Woodard SOUTH 05 DEGREES 45 MINUTES 09 SECONDS WEST a distance of 99.59 feet to a set iron rod; Thence with a new line SOUTH 40 DEGREES 45 MINUTES 57 SECONDS WEST a distance of 615.52 feet to a set iron rod which is the point of beginning, having an area of 234414.9 square feet, 5.38 acres.

Together with a perpetual non-exclusive easement providing continuous uninterrupted ingress and egress for a driveway and utilities, in and over the following described tract:

Beginning in the center of Sycamore Creek Road, being the north east corner of the remaining portion of Charles Moss (Book 3942, Page 996); Thence with the center of Sycamore Creek Road SOUTH 08 DEGREES 01 MINUTES 09 SECONDS EAST a distance of 59.63 feet; Thence leaving the center of said road and with a new line NORTH 64 DEGREES 59 MINUTES 40 SECONDS WEST a distance of 140.49 feet; Thence NORTH 05 DEGREES 45 MINUTES 09 SECONDS EAST a distance of 450.86 feet to a point in the south line of Thomas Kyle Bates (Instr: 201711020112343); Thence with said Bates NORTH 40 DEGREES 45 MINUTES 57 SECONDS EAST a distance of 87.14 feet to an existing iron rod; Thence with the west line of Robert O. Woodard (Book 5535, Page 291) SOUTH 05 DEGREES 45 MINUTES 09 SECONDS WEST a distance of 486.73 feet to an existing wood fence post; Thence SOUTH 64 DEGREES 59 MINUTES 40 SECONDS EAST a distance of 72.49 feet to the point of beginning.

Being the same property as conveyed to Thomas Kyle Bates and Thomas E. Bates, Jr., by Warranty Deed recorded on 11/02/17 in Instrument No. 20171102-0112343, among the land records of Davidson County, TN.