This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 243544 DEEDQC
06/14/2019 02:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190614-0057528

QUITCLAIM DEED

Address New Owners:
James N. McFarlin, Jr. and
Donna R. McFarlin
980 Battle Road
Nolensville, TN 37135

Send Tax Bills To:
James N. McFarlin, Jr.
980 Battle Road
Nolensville, TN 37135

Map/Parcel Number:
187 00 0 017.00

WHEREAS, Irmgard S. McFarlin (the "Decedent"), Grantor and Trustee of the Irmgard S. McFarlin Revocable Trust Agreement dated May 17, 2006 (the "Trust"), died on April 22, 2019; and

WHEREAS, pursuant to the terms of the Trust Agreement, James N. McFarlin, Jr. and Donna R. McFarlin succeeded the Decedent as Co-Trustees (the "Co-Trustees") of the Trust upon the Decedent's death; and

WHEREAS, the Co-Trustees desire to convey all right, title and interest in and to certain real property located in Davidson County, Tennessee, in order to complete the administration of the Trust and distribute the Property in accordance with the terms of the Trust.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, James N. McFarlin, Jr. and Donna R. McFarlin, as Co-Trustees of the Irmgard S. McFarlin Revocable Trust Agreement dated May 17, 2006 (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of the Trust's right, title and interest, being an undivided fifty percent (50%) tenant in common interest, in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"), to James N. McFarlin, Jr. as to an undivided twenty-five percent (25%) tenant in common interest and Donna R. McFarlin as to an undivided twenty-five percent (25%) tenant in common interest (the "Grantees").

This is improved property known as 944 Battle Road, Nolensville, Tennessee 37135.

This Property is conveyed expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Trustees have executed this instrument this 14 day of June, 2019.

IRMGARD S. MCFARLIN REVOCABLE TRUST AGREEMENT

By: _____
James N. McFarlin, Jr., Co-Trustee

By: _____
Donna R. McFarlin, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, James N. McFarlin, Jr., who upon oath acknowledged that he is the Co-Trustee of the Irmgard S. McFarlin Revocable Trust Agreement dated May 17, 2006, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 14th day of June, 2019.

_____
Notary Public

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

My Commission Expires: 9/7/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Donna R. McFarlin, who upon oath acknowledged that she is the Co-Trustee of the Irmgard S. McFarlin Revocable Trust Agreement dated May 17, 2006, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 14th day of June, 2019.

_____
Notary Public

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
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DAVIDSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(G).

Carla L Lovell
Affiant

Subscribed and sworn to before me this 14th day of June, 2019.

Notary Public

My Commission Expires: 9/7/21

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

EXHIBIT A

Being the easterly part of Lots Nos. 8 and 9 in the partition of the dower lands of the estate of William M. Battle, deceased, by decree in Minute Book 2, page 582, County Court for Davidson County, Tennessee, described as follows:

Beginning at a point in the centerline of Battle Road, the southwest corner of the property conveyed to Donna Renata McFarlin by deed from Evie McFarlin of record in Book 5497, page 463, Register's Office for said County; thence along Donna Renata McFarlin's westerly line northerly 1,000.0 feet to a point, being the northwesterly corner of said Donna Renata McFarlin property; thence along the northerly line of same, easterly 223.4 feet to a point; thence northerly 235.60 feet, more or less, the northwest corner of Lots Nos. 6 and 7 of said Plan; thence westerly 1,089 feet to a point; thence southerly 1,235.60 feet to a point in the centerline of said Battle Avenue; thence along the said centerline easterly 865.6 feet to the point of beginning, and containing 26 acres, more or less.

Being part of the same property conveyed to James N. McFarlin, Trustee, and his successors in trust, of the James N. McFarlin Trust Agreement dated May 17, 2006, and to Irmgard S. McFarlin, Trustee, and her successors in trust, of the Irmgard S. McFarlin Revocable Trust Agreement dated May 17, 2006, as equal tenants in common without right of survivorship, by deed from James N. McFarlin of record at Instrument No. 20060518-0058682 and Re-Recorded at Instrument No. 20060522-0059914, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a fifteen (15) foot wide water line easement described in the deed to Donna Renata McFarlin from Evie McFarlin, of record in Book 5497, page 463, said Register's Office.

The legal description is the same as the previous deed of record.

This is improved property known as 944 Battle Road, Nolensville, Tennessee 37135.

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carla L Lovell

Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 14th day of June, 2019.

Notary Public

My Commission Expires: 9/7/21

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY