Karen Johnson Davidson County
Batch# 243547 DEEDQC
06/14/2019 02:49:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190614-0057532

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

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 0 036.00

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 twenty-five percent (25%) 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 twelve and one-half percent (12.5%) tenant in common interest and Donna R. McFarlin as to an undivided twelve and one-half percent (12.5%) tenant in common interest (the "Grantees").

This is unimproved property known as 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 14th 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

My Commission Expires: 9/7/21

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

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

My Commission Expires: 9/7/21

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

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 Lowell

Affiant

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

Notary Public

My Commission Expires: 9/7/21

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

EXHIBIT A

Land in the 5th Civil District of Davidson County, Tennessee, being Lots Nos. 1 and 2 of the William M. Battle land as partitioned in the case of I. J. Battle, et al, vs. J. R. Feeney, et al, by Order of the Court of record in Minute Book 3, page 582 to 586, Davidson County, Court Clerks Office and being more particularly described according to a survey of J. Bruce Rainey, Surveyor, No. 823, dated August 28, 1891 as follows:

Beginning at an iron pin, said point of beginning being the Northeast corner of this tract and also being in the south line of the land acquired by William Guthrie by deed of record in Book 4966, page 332, said Register's Office, and also being in the westerly line of the Betty Battle land; thence with Guthrie's south line North 85° 32' 23" West 2297.17 feet to an iron pin in the easterly line of the O. D. Guthrie land; thence with the line of the O. D. Guthrie land and continuing along the easterly line of a different William Guthrie tract, South 04° 00' 57" West 1060.52 feet to an iron pin being the northwest corner of the Wilma Auerbach land of record in Book 4966, page 335, said Register's Office; thence along Auerbach's northerly line and a fence, as follows: South 85° 13' 56" East 166.64 feet to an iron pin; thence South 85° 46' 30" East 117.31 feet to an iron pin; thence South 86° 09' 51" East 188.68 feet to an iron pin; thence South 85° 29' 03" East 117.15 feet to an iron pin; thence South 85° 41' 00" East 163.37 feet to an iron pin; thence South 85° 27' 10" East 265.54 feet to an iron pin; thence South 81° 50' 32" East 20.36 feet to an iron pin; thence South 86° 12' 29" East 117.81 feet to an iron pin; thence South 85° 51' 41" East 263.84 feet to an iron pin; thence South 85° 48' 55" East 178.64 feet to an iron pin; thence South 86° 07' 33" East 289.78 feet to an iron pin; thence North 03° 35' 07" East 353.74 feet to an iron pin; thence South 85° 21' 07" East 337.81 feet to an iron pin; thence South 85° 44' 18" East 84.11 feet to an iron pin at a fence corner in the westerly line of the Betty Battle land; thence with said westerly line and a fence North 03° 18' 05" East 257.72 feet to an iron pin; thence North 2° 59' 13" East 443.18 feet to the point of beginning, containing 52.55 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. 20060518-0058683 and Re-Recorded at Instrument No. 20060522-059913, Register's Office for Davidson County, Tennessee.

Together with a sixteen foot wide easement for an "Avenue" for access from said above described tract, as well as other tracts, the westerly line of which extends from the southwest corner of said above-described tract and along the westerly line extended of said above-described tract in a southerly direction to the north margin of Battle Road, said "Avenue" having been established by said Court in matter of Battle vs. Feeney referred to above.

This conveyance is made subject to the sixteen foot wide "Avenue" referred to above which extends along the entire westerly line of said above-described tract for ingress and egress of the said first mentioned William Guthrie Tract to Battle Road.

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

This is unimproved property known as 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
Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY