Karen Johnson Davidson County
Batch# 266773 DEEDQC
08/05/2019 01:59:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190805-0077530

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, & NOE, PLLC
102 Boyd Street, P.O. Box 82
Ashland City, TN 37015

Herbert Biggs & Barbara Biggs

TO: Richard Lee Barr & Melissa M. Barr
265 Briar Patch Ln
Sulton TN 37080

SEND TAX BILLS TO: SAME

MAP & PARCEL:
053-102.02 (Cheatham Co.)
036-071.00 (Davidson Co.)

QUITCLAIM DEED

For and in consideration of our desire to record evidence of our conveyance of all of the below-described tract, including such portion as lies in Davidson County, Tennessee, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Herbert Biggs and wife, Barbara Biggs, Grantors herein, do hereby quitclaim and convey unto Richard Lee Barr and Melissa M. Barr, husband and wife, Grantees herein, their heirs, successors all our right title and interest, in and to, the following described property located in Cheatham County and Davidson County, Tennessee:

Certain real property situate in the 1st Civil District of Cheatham County, Tennessee, and the 14th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at the Southeast corner of the Ronald Heinze property of record in Book 64, page 91, Register's Office for Cheatham County, Tennessee; thence running with the Southerly line of said Ronald Heinze property as follows: North 81°36'39" West 407.11 feet to an existing iron rod; thence north 88°39'02" West, 760.48 feet to an existing iron rod; thence North 89°36'18" West 701.37 feet to an existing iron post lying on the Easterly line of the Herbert Biggs property of record in Book 578, page 755, in the Register's Office for Cheatham County, Tennessee; thence leaving the said line of Heinze and running with the Easterly line of said Biggs property as follows: South 2°51' East 1229.07 feet to a point; thence South 4°07'42" West 887.67 feet to an existing iron rod lying on the Northerly line of the Gina Forshay property of record in Book 522, page 507, in the Register's Office for Cheatham County, Tennessee; thence leaving the said line of Biggs and running with the Northerly line of the said Forshay property and the Northerly line of Franklin Adcock of record in Book 5681, page 186, in the Register's Office for Cheatham County, Tennessee; South 83°32'06" East, 1674.89 feet to an existing iron rod; thence running with the line of Adcock North 9°01'37" East, 1497.45 feet to an existing iron rod; thence running with the Northerly line of Adcock South 85°28'28" East, 560.0 feet to a point; thence leaving said Adcock property North 1°04' East 705.44 feet to a point; thence North 81°36'39" West 610.00 feet to the point of beginning, containing100.10 acres, more or less, by survey of James L. Terry, TN RLS No. 563, dated October 30, 2003.

Also conveyed herewith a 1995 Belmont mobile home, which is permanently attached to the above described property and is a part thereof.

Being the same property conveyed to the Grantors, Herbert Biggs and wife, Barbara Biggs, by Warranty Deed from Kevin Neil Davey and wife, Brenda Kay Hawkins Davey

dated April 3, 2006 of record at Record Book 194, page 397, Register's Office of Cheatham County, Tennessee, and in Instrument 20060421-0045773, Register's Office for Davidson County, Tennessee. Grantors then conveyed the property to the Grantees, however, the deed was only recorded in Cheatham County of record at Record Book 548, page 1067, Register's Office of Cheatham County, Tennessee.

This conveyance is made subject to such liens, encumbrances, restrictions or other matters as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 2 day of August, 2019.

Herbert Biggs

Barbara Biggs

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Herbert Biggs and Barbara Biggs, the within named bargainors, 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, at office this the 2 day of August, 2019.

NOTARY PUBLIC

JAMIE A. FOLK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: 8-23-2022

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this transfer is $0.00.

Richard Lee Barr
Grantee/Affiant

SWORN TO AND SUBSCRIBED before me this the 2 day of August, 2019.

NOTARY PUBLIC

JAMIE A. FOLK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: 8-23-2022

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS INSTRUMENT AND THUS NO OPINION, ADVICE, OR WARRANTY AS TO THE STATUS OF TITLE IS MADE BY THE PREPARER.