Karen Johnson Davidson County
Batch# 309538 DEEDQC
11/01/2019 09:42:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20191101-0112494

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0 .

James D. Spain
AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550
Email: hmskiplaw@comcast.net

Subscribed and sworn to before me
This 31st day of October 2019.

Howard M. Skipworth
NOTARY PUBLIC

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2019

My commission expires:

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Spain, Sr. 2609 Meadow Drive Greenbrier, TN 37073	James D. Spain, Sr. 2609 Meadow Drive Greenbrier, TN 37073	MAP 8 P/O Parcel 84

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Charles R. Spain, Grantor, for and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto James D. Spain, Sr., Grantee, his heirs, successors and assigns, his entire right, title and interest in and to a certain tract of land in the 1st Councilmanic District of Davidson County, Tennessee, according to a survey by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated September 12, 2019, described as follows:

See attached Exhibit "A" for description

Being part of the same property conveyed to James D. Spain, Sr. and Charles R. Spain by Affidavit of Heirship recorded in Instrument No.: 20190211-0012678, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3529 Baxter Road, Joelton, Tennessee 37080.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 31st day of October, 2019.

Charles R. Spain
CHARLES R. SPAIN, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles R. Spain, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 31st day of October, 2019.

Howard M. Skipworth
NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

NOTE TO REGISTER:

Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

EXHIBIT "A"

Beginning at an iron pin (old), in the southerly margin of Baxter Road, the northwest corner of a tract of land which belongs to Mickey Lee Hudgins, having a deed reference in Instrument Number (I.N.) 20131101-0113377, RODCT, the northeast corner of this tract and continuing, as follows:
S 06°00′42″ W, 485.27 feet to an iron pin (old), a common corner of said tract of land which belongs to Mickey Lee Hudgins, and a tract of land which belongs to James R. Brickhead, having a deed reference in I.N. 20190423-0037380, RODCT; thence, S 07°41′17″ W, 520.05 feet to an iron pin (new), in the westerly boundary of said tract of land which belongs to James R. Brickhead; thence with new line, as follows:
N 81°24′24″ W, 227.13 feet to an iron pin (new);
thence N 08°17′12″ E, 995.01 feet to an iron pin (new), in the southerly margin of Baxter Road;
thence with the southerly margin of said road, as follows:
S 81°57′48″ E, 7.39 feet;
thence with a curve to the left, having a radius of 2529.91 feet, an arc distance of 186.10 feet, and a chord bearing and distance of S 84°09′16″ E, 186.068 feet;
thence, S 86°15′43″ E, 9.17 feet, to the point of beginning, containing 5.01 acres.