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Karen Johnson Davidson County
Batch# 425762 DEEDQC
06/25/2020 10:05:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200625-0068659

THIS INSTRUMENT PREPARED BY:
Esquire Title & Escrow, Inc.
30 Burton Hills Boulevard, Suite 200
Nashville, TN 37215

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.

AFFIANT: Theresa L. Smith

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of June 2020.

NOTARY PUBLIC: I. Dyke Tatum

MY COMMISSION EXPIRES: May 03, 2021

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To::	Map-Parcel Numbers:
Jeff Richfield and Jodi Richfield	**SAME**	02100027900
6445 Old Clarksville Pike		
Joelton, TN 37080		

FOR AND CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Juanita Jefferson, Trustee of The Balance Trust,** by these presents does hereby transfer and quitclaim and convey unto **Jeff Richfield and wife, Jodi Richfield,** their successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

BEING a tract of land in the Second Civil District, Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing iron pin on the south margin of Old Clarksville Highway at the northwest corner of S.T. & Emma Ford of record in Book 1810, Page 57, Register's Office, Davidson County, Tennessee; said pin also being the northeast corner of the herein described tract; thence leaving Old Clarksville Highway and with Ford S 30 deg. 32 min. 35 sec. W, 98.94 feet to an iron pin set; thence S 56 deg. 53 min. 15 sec. E, 169.88 feet to an iron pin set; thence with Steve Schmidt, et ux of record in Book 6811. Page 298, said Register's Office, S 39 deg. 30 min. 49 sec. W, 102.00 feet to an iron pin set; thence S 19 deg. 17 min. 22 sec. E, 304.80 feet to an iron pin set; thence N 57 deg. 07 min. 00 sec. E, 198.74 feet to an existing iron pin; thence S 32 deg. 01 min. 17 sec. E, 114.50 feet to an existing iron pin; thence S 85 deg. 40 min. 48 sec. E, 127.70 feet to a point in the center of a creek, passing at 112.70 feet an existing iron pin; thence with Randall Schmidt of record in Book 5818, Page 254, said Register's Office, S 1 deg. 24 min. 36 sec. E, 326.63 feet to an iron pin set; thence S 6 deg. 7 min. 39 sec. W, 90.06 feet to an iron pin set; thence S 22 deg. 21 min. 59 sec. E, 249.91 feet to an iron pin set; thence S 51 deg. 46 min. 34 sec. W, 84.05 feet to an iron pin set; thence S 11 deg. 25 min. 10 sec. E, 193.48 feet to an iron pin set; thence, with C.G. Wilson, et ux of record in Book 5166, Page 378, said Register's Offices S 87 deg. 10 min. 11 sec. W, 506.66 feet to an iron pin set; thence S 6 deg. 7 min. 39 sec. W, 90.06 feet to an iron pin set; thence S 22 deg. 21 min. 59 sec. E, 249.91 feet to an iron pin set; thence S 51 deg. 46 min. 34 sec. W, 84.05 feet to an iron pin set; thence S 11 deg. 25 min. 10 sec. E, 193.48 feet to an iron pin set; thence, with C.G. Wilson, et ux of record in Book 5166, Page 378, said Register's Office, S 87 deg. 10 min. 11 sec. W, 506.66 feet to an iron pin set; thence, N 8 deg. 5 min. 47 sec. W, 850.00 feet to an iron pin set; thence N 1 deg. 1 min. 24 sec. E, 415.00 feet to an iron pin set; thence N 16 deg. 18 min. 50 sec. W, 308.08 feet to an iron pin set on the south margin of Old Clarksville Highway; thence with said south margin S 58 deg. 41 min. 11 sec. E, 183.00 feet to the point of beginning.

Together with a 25 foot easement for ingress and egress and waterline easement of record in Book 5166, Page 378, and in Book 9284, Page 631, said Register's Office.

Being the same property conveyed to The Balance Trust by deed dated October 10, 2007 from Jeff Richfield and wife, Jodi Richfield of record in Instrument No. 20071017-0123021, Register's Office for Davidson County, Tennessee.

This is improved property known as: 6445 Old Clarksville Pike, Joelton, TN 37080

This is improved property known as: 6445 Old Clarksville Pike, Joelton, TN 37080

Witness my hand and seal this the 18 day of June, 2020.

Juanita Jefferson, Trustee of The Balance Trust

By: Juanita Jefferson
Juanita Jefferson, Trustee

State of Tennessee
County of Davidson

Personally appeared before me on 18 day of June, 2020, a notary public in and for the state and county aforementioned, **Juanita Jefferson** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **herself** to be **Juanita Jefferson, Trustee of The Balance Trust** and that **she** as **Trustee** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **herself** as **Trustee.**

Witness my hand and seal this the 18 day of June, 2020.

Notary Public

My Commission Expires: _____

LESA FOREMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2024