KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. 20100026

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

John Robert Barnes
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th DAY OF October, 2020.

Kara Krantz
NOTARY PUBLIC

My Commission expires: 1-10-2021

Address of New Owner	Send Tax Bills To:	Tax Information:
John Robert Barnes and Shannon L. Barnes 4711 Bull Run Road Ashland City, TN 37015	Same	046-00-0-110.00

Karen Johnson Davidson County
Batch# 494372 DEEDQC
10/13/2020 02:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201013-0119005

QUITCLAIM DEED

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **John Robert Barnes**, Grantor herein, does hereby acknowledged, have bargained and sold and hereby convey, remise, release and forever quitclaim unto my wife, **Shannon L. Barnes**, her heirs and assigns such of my right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said parcel of land, which is described as follows:

Property Description 6.4 acres

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 09-27-13, File Number 306-2, as follows:

Beginning at an existing iron rod on the south margin of Bull Run Road and being the common corner to Gary H. Baker (Deed Book 9547, Page 34);
Thence with the margin of Bull Run Road N 66°28'00" E a distance of 50.01 feet to an existing iron rod;
Thence with a new line and severing the property of John D. Barnes & wife, Kathleen M. Barnes (Instr: 20060901-0108559) S 07°27'45" E a distance of 215.05 feet to an existing iron rod;
Thence N 83°27'19" E a distance of 420.09 feet to an existing iron rod;
Thence S 05°28'32" E a distance of 581.49 feet to an existing iron rod;
Thence S 75°16'48" W a distance of 408.85 feet to an existing iron rod and common corner to Gary H. Baker (Deed Book 9547, Page 34);
Thence with said Baker N 11°27'46" W a distance of 607.21 feet;
Thence N 07°27'45" W a distance of 235.00 feet to an existing iron rod which is the point of beginning, having an area of 277742.5 square feet, 6.4 acres, more or less.

Being part of the same property conveyed to John D. Barnes and wife, Kathleen M. Barnes, by Warranty Deed from Patricia D. Shelby, an unmarried person, dated 07/20/2006 and recorded on 09/01/2006 in Instrument No. 20060901-0108559, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to John Robert Barnes by Quitclaim Deed from John D. Barnes and wife, Kathleen M. Barnes, dated 10/16/2013 and recorded on 10/21/2013 in Instrument No. 20131021-0109522, RODCT.

The above property is served by and subject to a non-exclusive 50' Ingress-Egress Easement. It is contemplated that said easement shall be utilized by property retained by Grantors.

50' Ingress-Egress Easement the center line of said easement being described as follows:

Beginning at an existing iron rod and the common corner of John Barnes (Deed Book 8616, Page 804) in the south margin of Bull Run Road;
Thence S 68°02'37" W a distance of 25.0 feet to the Point of Beginning;
Thence with the center line of said 50 foot easement S 19°46'57" E a distance of 250.84 feet;
Thence S 50°26'47" W a distance of 81.71 feet;
Thence S 40°12'52" E a distance of 108.06 feet;
Thence S 23°27'20" W a distance of 115.76 feet;
Thence with a curve turning to the left with an arc length of 179.94 feet, with a radius of 261.23 feet, with a chord bearing of S 03°43'21" W, with a chord length of 176.41 feet,
Thence S 14°33'06" E a distance of 73.30 feet;
Thence with a curve turning to the right with an arc length of 76.73 feet, with a radius of 222.72 feet, with a chord bearing of S 04°40'57" E, with a chord length of 76.35 feet,
Thence S 00°07'25" E a distance of 112.15 feet;
Thence S 05°52'06" W a distance of 78.60 feet;
Thence with a curve turning to the right with an arc length of 94.87 feet, with a radius of 356.84 feet, with a chord bearing of S 15°14'09" W, with a chord length of 94.60 feet,
Thence S 22°51'46" W a distance of 42.95 feet to the north line of the remaining portion of John Barnes (Instrument 200609010108559).

Also Included in Conveyance
Private Sewage Disposal System Easement

Beginning at an existing iron rod and north east corner of the previously described 6.4 acre tract; S 05°28'32" E a distance of 100.8 feet to the Point of Beginning;
Thence N 58°05'14" E a distance of 224.37 feet to the west line of John Barnes (Deed Book 8616, Page 804);
Thence with said Barnes N 40°56'53" W a distance of 61.17 feet;
Thence severing the property of said Barnes N 49°50'44" E a distance of 169.98 feet;
Thence N 88°20'51" E a distance of 59.81 feet;
Thence S 05°06'08" E a distance of 194.42 feet;
Thence S 85°46'30" W a distance of 127.75 feet to the west line of said Barnes;
Thence with the line of said Barnes N 40°56'43" W a distance of 37.73 feet;
Thence leaving said Barnes S 58°05'14" W a distance of 238.98 feet to the east line of the previously described 6.4 acre tract;
Thence N 05°28'32" W a distance of 24.87 feet to the point of beginning, having an area of 33873.31 square feet, 0.778 acres.

Waterline easement:
Further conveyed is an easement for the installation and maintenance of a waterline beginning at the center point of the intersection of the 50' Right of Way easement described above and Bull Run Road and running generally south to an existing shed in the Northern boundary of the property being conveyed.

Being a portion of the John Barnes property as described in Deed Book 8616, Page 804, R.O.D.C. and the John Barnes property as described in Instrument 200609010108559. **Private Sewage Disposal System Easement to serve the previously described 6.4 acre tract.**

This is improved property generally located:
4711 Bull Run Road, Ashland City, TN 37015

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This conveyance is made pursuant to the provisions of Tennessee Code Annotated §66-1-109, and for the express purpose of creating a tenancy by the entirety in and to the above-described property in said **John Robert Barnes and Shannon L. Barnes, Husband and Wife**, so that the entire property, upon the death of either, will pass to the other.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **John Robert Barnes,** has caused this instrument to be executed, this the 13th day of October, 2020.

John Robert Barnes

John Robert Barnes

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **John Robert Barnes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 13th day of October, 2020.

Kara Krantz

NOTARY PUBLIC
My commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 13th day of October, 2020.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY