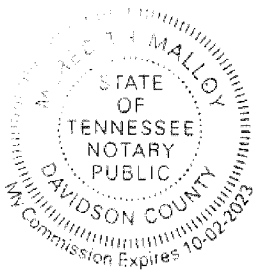
Karen Johnson Davidson County
Batch# 524402 DEEDQC
12/03/2020 12:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201203-0140616

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS PROPERTY TRANSFER IS EXEMPT FROM THE TRANSFER TAX PURSUANT TO §66-5-209(6)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
10/02/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Denise Patterson, Stacey Greer, and Stephanie Vanns	**SAME**	
(NAME) **5215 Blue Hole Road**	(NAME)	
(ADDRESS) **Antioch, Tennessee 37013**	(ADDRESS)	**162-00-0-064.00 & 162-00-0-063.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **Billy Ray Randolph, an married man,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **Denise Patterson, a married woman, Stacey Greer, a married woman, and Stephanie Vanns, a married woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **Davidson County** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being a tract of land lying in Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set on the westerly right-of-way line of Blue Hole Road, width varies, said iron rod being the southeast corner of said tract;
Thence with the right-of-way line North 78 deg 49 min 06 sec West, 38.33 feet to an existing iron rod at a corner common with Vishnu Avatar, LLC, as of record in Deed instrument No. 201306120059995, at the Register's Office for Davidson County, Tennessee;
Thence continuing with the northerly property line of Vishnu Avatar, LLC, North 78 deg 49 min 06 sec West, for a total of 256.25 feet to an existing iron rod;
Thence North 83 deg 40 min 18 sec West, 118.97 feet to an existing iron rod at a corner common with Y World Investments, LLC, as of record in Deed Instrument No. 201807100066417, at said Register's Office;
Thence with the easterly property line of Y World Investments, LLC, North 11 deg 52 min 21 sec East, passing an existing iron rod at 190.25 feet and being a corner common with Villas at Belle Parke, as of record in Deed Instrument No. 200209110110959, at said Register's Office, and for a total of 272.04 feet to an iron rod set;

Thence continuing with the easterly property line of Villas at Belle Parke, North 09 deg 16 min 35 sec East, 169.42 feet to an existing iron rod on the southerly property line of Timberlake Apartments Associates, as of record in Deed Book 6442, Page 561, at said Register's Office;
Thence with the southerly property line of Timberlake Apartments Associates, South 84 deg 51 min 44 sec East, 381.01 feet to an iron rod set on the westerly right-of-way line of Blue Hole Road;
Thence with the westerly right-of-way line of Blue Hole Road, South 07 deg 26 min 53 sec West, 208.73 feet to an iron rod set;
Thence along a curve to the right with an arc length of 264.02 feet, the radius of which is 1302.87 feet, the central angle of which is 11 deg 36 min 38 sec, the chord of which is South 14 deg 31 min 04 sec West, 263.56 feet to the point of beginning, containing 174,216 square feet (4.00 acres more or less).

Being the same property conveyed to Charles B. Thomas by warranty deed from J.R. Thomas and wife, Lilly J. Thomas of record in Book 1025, page 405, Register's Office for Davidson County, Tennessee, dated October 19, 1935 and recorded on April 14, 1937.

And being the same property conveyed to Charles B. Thomas and wife, Mary E. Thomas by warranty deed from C. F. Thomas, J. B. Thomas, Fred B. Thomas and Charles B. Thomas of record in Book 4324, page 457, Register's Office for Davidson County, Tennessee, dated March 31, 1969 and recorded on April 10, 1969.

Charles B. Thomas aka Charles Bradford Thomas having since died on May 24, 1982 intestate with his heirs at law, his wife, Mary E. Thomas, aka Mary Estalene (Green) Thomas and his seven children, Barbara Ann Randolph, Mary Bell King, James Walter Thomas, Charles Bruce Thomas, Bobby Green Thomas, Betty Jean Brewer and Michael Thomas. Mary E. Thomas having since died unmarried and intestate on May 23, 1994 leaving heirs at law of the seven surviving children above. Bobby Green Thomas having since died on March 28, 2015, intestate leaving heirs at law, his wife, Marlene Thomas and one son, Daniel Thomas. Barbara Randolph having since died on April 11, 2006 intestate leaving heirs at law her husband, Billy Ray Randolph, and 3 surviving children, Stephanie Vanns, Pamela Denise Patterson and Stacey Greer. Charles Bruce Thomas having since died May 16, 2018 intestate, unmarried with no children leaving heirs at law his six siblings. James Walter Thomas having since died in Texas with a will that was probated in Harris County, Texas Probate Court No 3, Docket No. 48003 leaving as his beneficiaries, his wife Loretta Thomas and his two children, Cindy L. Thomas and Joseph C. Thomas.

Being also known as Blue Hole Road Antioch, Tennessee 37013.

Witness my/our hand (s) this the 7 day of October, 2020.

Billy Ray Randolph by Marilyn Randolph as attorney-in-fact

Billy Ray Randolph, by Marilyn Randolph as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Marilyn Randolph, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Billy Ray Randolph, as said attorney-in-fact, and acknowledged that she as said attorney-in-fact executed the same as the free act and deed of the said Billy Ray Randolph.

Witness my hand at Smyrna, Tennessee, this 7 day of October, 2020.

Jacob Bush
Notary Public

My Commission Expires: 2/7/2024

JACOB BUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

