Karen Johnson Davidson County
Batch# 555614 DEEDQC
01/15/2021 02:07:39 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210115-0007271

THIS INSTRUMENT PREPARED BY:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

STATE OF TENNESSEE

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Kathleen Mary Barnes
Affiant

Subscribed and sworn to before me, this 8th day of January 2021.

Justin Gilbert
Notary public

My commission Expires: 7/11/2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
John Douglas Barnes and Kathleen Mary Barnes 4745 Bull Run Road Ashland City, TN 37015	John Douglas Barnes and Kathleen Mary Barnes 4745 Bull Run Road Ashland City, TN 37015	Map 46 Parcel 59

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, John Douglas Barnes and wife, Kathleen Barnes, do hereby quitclaim, transfer and convey unto John Douglas Barnes, Trustee of the John D. Barnes Separate Property Trust dated January 8, 2021, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to John Douglas Barnes and wife, Kathleen Barnes from Margarette B Hill, an unmarried widow, by Warranty Deed dated April 28, 1992, and recorded on May 4, 1992 in Book 8616, Pages 804-805, Registers Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 4745 Bull Run Road, Ashland City, Tennessee 37015

Witness my hand this 8th day of January 2021.

John Douglas Barnes

John Douglas Barnes, Grantor

Kathleen Barnes

Kathleen Barnes, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, John Douglas Barnes and Kathleen Barnes, 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 day, January 8, 2021.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
July 11, 2021

Justin Gilbert

Justin Gilbert, Notary Public
My commission expires: July 11, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING at a point situated in the southerly margin of Bull Run Road, said point being the northeast corner of the Bruce Delaney property, of record in Book 4655, Page 64, R.O.D.C., Tennessee and the northwest corner of the property herein described.

THENCE, with Bull Run Road, N 70 deg. 26' 35" E, a distance of 231.00 feet to an iron pin;

THENCE, leaving Bull Run Road, S 19 deg. 33' 25" E, a distance of 296.33 feet to an iron pin;

THENCE, S 38 deg. 33' 38" E, a distance of 605.25 feet to an iron pin;

THENCE, S 18 deg. 58' 10" E, a distance of 1774.38 feet to an iron pin in a fence line, said fence being the north line of the James A. Lewis property of record in Book 4988, Page 827, R.O.D.C., Tennessee;

THENCE, with the fenced line, N 72 deg. 35' 09" W, a distance of 383.09 feet;

THENCE, N 84 deg. 16' 25" W, a distance of 60.24 feet;

THENCE, S 80 deg. 02' 09" W, a distance of 30.57 feet;

THENCE, S 64 deg. 31' 48" W, a distance of 71.08 feet;

THENCE, S 52 deg. 45' 44" W, a distance of 97.29 feet to a black oak tree situated in the easterly line of the Bruce Delaney property;

THENCE, with the fenced line, N 17 deg. 30' 04" W, a distance of 113.11 feet;

THENCE, N 13 deg. 04' 54" W, a distance of 98.35 feet;

THENCE, N 04 deg. 27' 21" W, a distance of 428.38 feet;

THENCE, N 08 deg. 52' 03" W, a distance of 90.16 feet;

THENCE, N 06 Deg. 34' 03" W, a distance of 65.05 feet;

THENCE, N 02 deg. 55' 39" W, a distance of 72.70 feet;

THENCE, N 08 deg. 44' 12" W, a distance of 114.00 feet;

THENCE, N 36 deg. 55' 23" W, a distance of 10.95 feet;

THENCE, N 07 deg. 46' 19" W, a distance of 67.13 feet;

THENCE, N 02 deg. 59' 55" W, a distance of 85.41 feet;

THENCE, N 36 deg. 45' 18" W, a distance of 75.37 feet;

THENCE, N 05 deg. 18' 13" E, a distance of 69.97 feet;

THENCE, N 16 deg. 20' 24" W, a distance of 55.72 feet;

THENCE, N 03 deg. 10' 28" E, a distance of 33.22 feet;

THENCE, N 06 deg. 38' 14" W, a distance of 50.91 feet;

THENCE, N 07 deg. 59' 44" E, a distance of 93.45 feet;

THENCE, N 00 deg. 04' 52" E, a distance of 46.63 feet;

THENCE, N 10 deg. 00' 31" W, a distance of 19.71 feet;

THENCE, N 20 deg. 52' 14" W, a distance of 38.20 feet;

THENCE, N 35 deg. 55' 30" W, a distance of 159.65 feet;

THENCE, N 76 deg. 52' 13" W, a distance of 38.29 feet;

THENCE, N 27 deg. 42' 57" W, a distance of 86.70 feet;

THENCE, N 38 deg. 32' 45" W, a distance fo 330.56 feet;

THENCE, N 17 deg. 22' 59" W, a distance of 274.68 feet to the point of beginning and containing 20.08 acres of land more or less.