This Document Prepared By:
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Karen Johnson Davidson County
Batch# 567572 **DEEDQC**
02/03/2021 02:23:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210203-0015797

From information furnished by the parties.
No title exam requested or performed.

Address New Owners and
After Recording Send Tax Bills To:
Michael David Rayburn and Susan Rae Rayburn, co-trustees
6137 Tuckaleechee Lane
Antioch, Tennessee 37013

QUITCLAIM DEED

FOR AND IN GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the undersigned, MICHAEL DAVID RAYBURN, married, the GRANTOR, has bargained, sold, and does hereby quitclaim, transfer and convey to MICHAEL DAVID RAYBURN and SUSAN RAE RAYBURN, as co-Trustees of the RAYBURN LIVING TRUST, U/A dated January 29, 2021, the GRANTEES,

Whose mailing address is 6137 Tuckaleechee Lane, Antioch, Tennessee 37013;

and to Grantee's successors and assigns, THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

TRACT I: Land in the 2nd Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the northeasterly margin of Murfreesboro Pike, said point being 265 feet east of the southeast corner on Thompson (Spurlock Land); then North 37 degrees 30' East 410 feet, more or less, to a fence line; thence South 39 degrees 05' East with the said fence line; thence 37 degrees 30' West 400 feet, more or less, to an iron pin in the northeasterly margin of Murfreesboro Road; thence with the margin of the same North 43 degrees 15' West 110 feet to the beginning.

TRACT II: Land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson Miller, Engineers and Surveyors, dated November 27, 1956, as follows: Beginning on the northeasterly margin of Murfreesboro Pike; thence northerly a distance of approximately 210 feet, more or less, to an iron pin; thence North 38 degrees 0' a distance of 206 feet to an iron pin; thence South 38 degrees 49' East a distance of 99 feet to an iron pin; thence South 37 degrees 30' West a distance of 198 feet to an iron pin; thence North 43 degrees 59' West a distance of 99 feet to an iron pin. Said tract of land comprising 0.46 acre, more or less.

TRACT III: A Tract of land in the 2nd Civil District of Davidson County, Tennessee, being the westerly 100 feet to a 210 foot tract of land fronting on Murfreesboro Pike and described according to a survey made by George W. Watkins, Surveyor, November 1, 1949, as follows: Beginning on the northwesterly margin of Murfreesboro Pike at a point 165 feet East of the Southeast corner of Thompson (Spurlock Land); thence North 37 degrees 30' East 210 feet to an iron pin in a sink hole; thence South 43 degrees 15' East 100 feet to a point; thence South 37 degrees 30' West 200 feet to a point in the northwesterly margin of Murfreesboro Pike; thence with the margin of said Pike, North 43 degrees 15' West 100 feet to the point of beginning, containing .4 acres, more or less, including but excluding a small tract of .03 acres that was conveyed to the State of Tennessee by deed from Eugene Pargh, et al., as of record in Book 2905, Page 479, for the widening of Murfreesboro Pike.

BEING the same property conveyed to Michael David Rayburn from Howard Isom, Jr., unmarried, by Warranty Deed of record in Instrument No. 20150630-0063061 in the Register's Office for Davidson County, Tennessee. And same property conveyed to Howard Isom, Jr. by Quitclaim Deed from Deborah Harvey Isom, of record in Instrument No. 20120110-0002630 in said Register's Office.

Assessor's Map/Parcel Number: 164-123.00 AND 164-124.00

Subject To: All the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustees has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 29 day of January, 2021.

Michael David Rayburn

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, Michael David Rayburn, 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.

WITNESS my hand, at office,

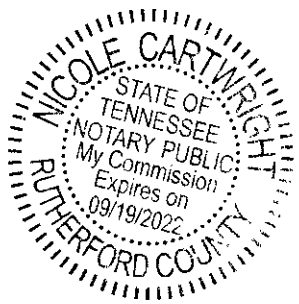
This 29 day of January, 2021.

NOTARY PUBLIC

My commission expires: 9-19-2022

Address of New Owner and
After Recording Send Tax Bills To:

Michael David Rayburn and Susan Rae Rayburn, co-trustees
6137 Tuckaleechee Lane
Antioch, Tennessee 37013



This transfer is by quitclaim without warranties of title.

This transfer is exempt under T.C.A. 67-4-409 and T.C.A. 66-5-209.