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Karen Johnson Davidson County
Batch# 574214 DEEDQC
02/22/2021 08:55:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210222-0020683

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: _____

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

NOTARY PUBLIC: _____
Theresa L. Smith

MY COMMISSION EXPIRES: 9/6/2022

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To::	Map-Parcel Numbers:
The Balance Trust	**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, **Jeff Richfield and wife, Jodi Richfield** by these presents does hereby transfer and quitclaim and convey unto **Juanita Jefferson, Trustee of The Balance Trust,** its 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 Jeff Richfield and Jodi Richfield by deed from Juanita Jefferson, Trustee of the The Balance of record in Instrument No. 20200625-0068659, Register's Office for Davidson County, Tennessee.

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

Witness my hand and seal this the 18th day of **December, 2020.**

Jeff Richfield

Jodi Richfield

State of Tennessee
County of Davidson

On this 18th day of **December, 2020,** before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Jeff Richfield and Jodi Richfield,** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that **they** executed the within instrument for the purposes therein contained as **their** free act and deed.

Witness my hand and seal this the 18th day of **December, 2020.**

Notary Public
My Commission Expires: 9-6-2022