Karen Johnson Davidson County
Batch# 577709 DEEDQC
02/24/2021 01:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210224-0023084

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Robert E. Major, Trustee of the Robert E. Major Marital Trust and Robert E. Major, Jr., Trustee of the Geraldine Major Family Trust	-Same-	008 00 0 141.00
3953 Baxter Road		
Joelton, TN 37080		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, **ROBERT E. MAJOR, TRUSTEE OF THE ROBERT E. MAJOR AND GERALDINE MAJOR JOINT CARING TRUST, DATED MARCH 5, 1998**, does hereby convey all of its right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee as follows: (i) a one-half undivided interest is hereby conveyed unto **ROBERT E. MAJOR, TRUSTEE OF THE ROBERT E. MAJOR MARITAL TRUST, established in accordance with the terms of the Robert E. Major and Geraldine Major Joint Caring Trust, dated March 5, 1998**, and its successors and assigns; and (ii) a one-half undivided interest is hereby conveyed unto **ROBERT E. MAJOR, JR., TRUSTEE OF THE GERALDINE MAJOR FAMILY TRUST, established in accordance with the terms of the Robert E. Major and Geraldine Major Joint Caring Trust, dated March 5, 1998**, and it successors and assigns, as tenants in common, which property is more particularly described as follows:

A tract or parcel of land beginning at an iron pin in the southerly margin of Baxter Road, said beginning point being North 28° 45' West 109.5 feet; North 37° West 200 feet; North 54° West 100 feet; North 81° 20' West 285 feet; North 53° 15' West 190 feet; North 63° West 350 feet from the northeast corner of a tract of land acquired by Paul T. Edwards in Book 4218, page 98, Register's Office for Davidson County, Tennessee; thence South 38° West 327.0 feet to an iron pin; South 27° 50' West 1002.5 feet to an iron pin; thence North 30° West 1237.5 feet to an iron pin; thence with a fence South 87° East 660.0 feet to an iron pin; thence with a fence South 2° West 132.5 feet to an iron pin; thence with a fence South 84° 30' East 304.0 feet to an iron pin; thence with a fence North 7° 50' East 300.0 feet to an iron pin; thence North 65° East 237.5 feet to an iron pin in the southerly margin of Baxter Road; thence with the southerly margin of Baxter Road South 28° 45' East 150 feet to the point of beginning, containing 14.00 acres, more or less, according to a survey by John B. Bates, dated January 13, 1976.

Being the same property conveyed to Robert E. Major and Geraldine Major, Trustees of the Robert E. Major and Geraldine Major Joint Caring Trust dated March 5, 1998 by Deed of Conveyance from Robert E. Major and wife, Geraldine M. Major, of record in Instrument No. 20080812-0083007, Register's Office of Davidson County, Tennessee. Geraldine Major died on August 17, 2019, leaving Robert E. Major as sole successor Trustee.

This conveyance is subject to a 25 foot square existing cemetery.

This is improved property known as 3953 Baxter Road, Joelton, TN 37080.

IN WITNESS WHEREOF, I have hereunto set my hand on this 4th day of February, 2021.

TRUSTEE OF THE ROBERT E. MAJOR AND GERALDINE MAJOR JOINT CARING TRUST, DATED MARCH 5, 1998

BY: _____
ROBERT E. MAJOR, TRUSTEE

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT E. MAJOR, TRUSTEE OF THE ROBERT E. MAJOR AND GERALDINE MAJOR JOINT CARING TRUST, DATED MARCH 5, 1998,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this 4th day of February, 2021.

Notary Public

My commission expires

ELIZABETH RYDER SYKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this 4th day of February, 2021.

Notary Public

My commission expires

ELIZABETH RYDER SYKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, 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.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

Lynne E. Neeley
Notary Public

My Commission expires: 3/7/2023