Karen Johnson Davidson County
Batch# 581280 DEEDQC
03/02/2021 10:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210302-0026238

**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: |
|---|---|---|
| The Robert E. Major Living Trust, c/o Robert E. Major, Trustee | 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, I, **ROBERT E. MAJOR**, do hereby convey to **ROBERT E. MAJOR, TRUSTEE OF THE ROBERT E. MAJOR REVOCABLE LIVING TRUST, DATED FEBRUARY 4, 2021,** all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

> 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 by Quitclaim Deed dated February 4, 2021 from Robert E. Major, Trustee of the Robert E. Major and Geraldine Major Joint Caring Trust dated March 5, 1998, of record in Instrument No. 20210226-0024470, Register's Office for Davidson County, Tennessee.

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

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

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

Robert E. Major
**ROBERT E. MAJOR**

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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**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Elizabeth Ryder Sykes
**Notary Public**

My Commission Expires: _____

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

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**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

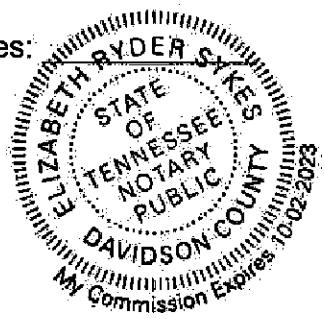
The actual consideration or value of this transfer is $ - 0 - .

Robert E. Myers Jr.
**Affiant**

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

Elizabeth Ryder Sykes
**Notary Public**

My commission expires:



## 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 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