Karen Johnson Davidson County
Batch# 602894 DEEDQC
03/30/2021 11:26:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210330-0041623

THIS INSTRUMENT PREPARED BY:
MARTIN C. GINER, ATTORNEY
5336 POPLAR HILL ROAD
WATERTOWN, TN 37184
(615) 243-8587

QUITCLAIM DEED

****

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL NO.:
Steve and Jane Logan	Same	
9158 Saddlebow Drive		Map 159
Brentwood, TN 37027		Parcel 94

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge Martin C. Giner, Trustee (the "Grantor") has bargained and sold by these presents does hereby transfer and convey unto Steve Logan and wife, Jane Logan as tenants by the entirety, (the "Grantees") herein their heirs and assigns, the following described tract or parcel of land, to wit:

See real estate description attached as "Exhibit A" and incorporated herein by reference.

This is unimproved property.

NOTE: **The legal description set forth above is the same property description contained in the previously recorded instrument and no new boundary survey is available or performed in connection with this transaction. There has been no title search or title insurance purchased in connection with this transaction and Grantees assume the risk associated therewith.**

2021 property taxes to be paid by Grantees.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 26th day of March, 2021.

Martin C. Giner, Trustee and not otherwise

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martin C. Giner, Trustee, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of March, 2021.

Rebecca Steed
Notary Public

My Commission Expires:

01/05/2025

REBECCA STEED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Martin C. Giner
Affiant

Sworn to and subscribed before me this 26 day of March, 2021.

Rebecca Steed
Notary Public

My Commission Expires:

01/05/2025

REBECCA STEED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

GRANTORS herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, consisting of 3.129 acres described by survey of Michael V. Holmes dated December 9, 1997, No. 213, as follows:

A tract of land in the 16th Civil District of Davidson County, Tennessee. Said tract being located North of Old Hickory Boulevard.

Beginning at an iron pin along the Northern margin of Old Hickory Boulevard, being 2130 feet East of Granny White Pike. Said point being the Southwest corner of a 50 foot wide right of way, the Carl A. Gardner property, as recorded in Deed Book 5513, page 481, of the Register's Office for Davidson County, Tennessee, thence along the South line of said right of way and the Northern margin of Old Hickory Boulevard, North 82° 51' 00" East, 51.09 feet to an iron pin, the True Point of Beginning for this tract;

(1) Thence leaving said margin of Old Hickory Boulevard, along the East line of said 50 foot right of way, North 03° 39' 44" West, 437.66 feet to an iron pin, the Southwest corner of the Carl P. Gardner property, as recorded in Deed Book 9021, page 594, of said Register's Office;

(2) Thence along the South line of said Gardner, North 83° 59' 02" East, 308.01 feet to an iron pin, the Southeast corner of said Gardner;

(3) Thence South 05° 14' 00" East, 431.00 feet to an iron pin along the Northern margin of Old Hickory Boulevard;

(4) Thence along said margin, South 82° 15' 00" West, 320.16 feet to the True Point of Beginning, thus containing 136,300.271 square feet or 3.129 acres.

BEING the same property conveyed to Martin C. Giner, Trustee by Warranty Deed of record Book 10756, Page 420, Register's Office for Davidson County, Tennessee.