Karen Johnson Davidson County
Batch# 636855 DEEDQC
05/14/2021 02:37:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210514-0065579

THIS INSTRUMENT PREPARED BY:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

STATE OF TENNES

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

John Douglas Barnes
Affiant

Subscribed and sworn to before me, this 29th day of April 2021.

Justin Gilbert
Notary public

My commission Expires: 7/11/2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
John Douglas Barnes and Kathleen Mary Barnes 4745 Bull Run Road Ashland City, TN 37015	John Douglas Barnes and Kathleen Mary Barnes 4745 Bull Run Road Ashland City, TN 37015	46-58.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, John Douglas Barnes, Trustee of the John D. Barnes Separate Property Trust dated January 8, 2021, does hereby quitclaim, transfer and convey unto John Douglas Barnes and Kathleen Mary Barnes, Co-Trustees of the John D. Barnes Separate Property Trust dated January 8, 2021, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed John Douglas Barnes, Trustee of the John D. Barnes Separate Property Trust dated January 8, 2021, from John D. Barnes and Kathleen M. Barnes, by Quitclaim Deed dated January 8, 2021, and recorded on January 15, 2021, as Document No. 20210115-0007270, Registers Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 4721 Bull Run Road, Ashland City, Tennessee 37015

Witness my hand this 29th day of April 2021.

John Douglas Barnes, Trustee of the John D. Barnes Separate Property Trust dated January 8, 2021

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, John Douglas Barnes, as Trustee, 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 day, April 29, 2021.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

Justin Gilbert, Notary Public
My commission expires: July 11, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING in the center of Bull Run Road at the Northwest corner of the property conveyed to Bennie B. Lawson and wife, by deed from Clay Carter and wife, of record in Book 1783, page 590, Register's Office for said County; thence with Lawson's Western boundary line, as follows: South 24 degrees East 319 feet; South 46 degrees 45 minutes East 770 feet; South 5 degrees East 285 feet; South 2 degrees 30 minutes East 216 feet; South 11 degrees 15 minutes East 700 feet; South 24 degrees East 205 feet; thence South 20-1/2 degrees West 12.6 poles; thence South 31-1/2 degrees West 12 poles; thence South 43 degrees West 17.2 poles; thence North 88-1/2 degrees West 16.6 poles; thence North 22-1/2 degrees West 24.2 poles; thence North 29 degrees West 14 poles; thence North 5-1/4 degrees East 18 poles; thence North 32-3/4 degrees West 10.8 poles; thence South 84 degrees West 21.4 poles; thence South 82-1/2 degrees West 25.32 poles; thence South 88 degrees West 8.32 poles; thence South 61 degrees West 23.12 poles; thence South 15-1/2 degrees West 24.72 poles; thence South 51-1/2 degrees West 16 poles; thence North 2 degrees 30 minutes East 80 poles; thence North 20 degrees West 8.36 poles to the center of Bull Run Creek; thence with the center of said Creek in a Northeasterly direction 23.72 poles, North 58-1/2 degrees East 16.8 poles; North 61 degrees East 23.68 poles; North 64 degrees East 7.6 poles; thence North 28 degrees West 200 feet to the center of Bull Run Road; thence with the center of same; North 57 degrees 30 minutes East 348 feet and North 64 degrees East 501 feet to the beginning, containing 87 acres more or less.

Included in the above description, but expressly EXCLUDED therefrom is the following described property situated in the 13th Civil District of Davidson County, Tennessee: BEGINNING at a point in the Southerly margin of Bull Run Road, being the front common corner of J. D. Hill and Hodges Farm; thence along the Southerly margin of said Road, North 65 degrees 30 minutes East 230 feet to an iron pin; thence South 5 degrees East 235 feet to the middle of Bull Run Creek; thence South 9 degrees East 607.2 feet to a point; thence South 70 degrees West 77 feet; thence North 9 degrees West 607.2 feet to the middle of Bull Run Creek; thence South 70 degrees West 87 feet to a point; thence North 23 degrees West 185 feet to a point, which is the point of beginning, and being 2.0 acres, more or less. And being the same property conveyed to Loy Eugene Hardaway and wife, Maggie L. Hardaway, by deed from J.D. Hill and wife, Lucy B. Hill, of record in Book 4049, page 177, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia D. Shelby by Warranty Deed from George Gilchrist, Instrument No. 200503010022534, dated 08/28/02, recorded 03/01/05, in the Register's Office of Davidson County, Tennessee.