Karen Johnson Davidson County
Batch# 640617 DEEDQC
05/20/2021 11:14:36 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210520-0068615

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF GEORGINA K. HUGHES
13103 Lebanon Road
Mt. Juliet, TN 37122

NEW OWNER:	**SENT TAX BILLS TO:**	**MAP & PARCEL:**
BATES, DARREN D. ET AL **DESCIPTION** 3940 Baxter Road Joelton, TN 37080	**BATES, DARREN D. ET AL** 3940 Baxter Road Joelton, TN 37080	**008 00 0 336.00**

QUITCLAIM DEED

KNOW ALL PERSONS by these present that the undersigned in consideration of Ten Dollars and other valuable consideration paid, the receipt of which is hereby acknowledged, the undersigned, **SHELLIE A. LOGAN**, the Grantor, hereby sells, transfers, and conveys unto the **DARREN D. BATES and wife, STEPHANIE A. BATES, and SHELLIE A. LOGAN,** the Grantees, their heirs and assigns, all of my rights, title and interest in the following parcel of real property located in Joelton, Davidson County, Tennessee, described as follows to-wit:

> **BEING** land in Davidson County, Tennessee and being more particularly described according to a survey by Jim McAleer, dated August 12, 1994 and revised October 14, 2002, as follows:
>
> Beginning at an iron pin in the northernly margin of Baxter Road, said point being the southeasterly corner of John Logan, Et Al, as of record in Deed Book 20020429, Page 0052151 and the southwesterly corner of the herein described tract, thence leaving said margin with the easterly line of Logan North, 06 degrees 09' 15' East 1, 776.48 feet to an iron pin in the southerly line of Pamela Lynch, as of record in Deed Book 20011220 Page 0140930; thence with said southerly line of Lynch South 83 degrees 50' 45" East 214.95 feet to an iron pin; thence South 55 degrees 59' 29" East 75.42 feet to an iron pin , said point being the northeasterly corner of a 6.00 acre tract and the northeasterly corner of the herein described tract; thence leaving said southerly line and with the westerly line of said of said 6.00 acre tract South 04 degrees 59' 15" West 1784.85 feet to an iron pin in the northernly margin of Baxter Road; thence with said margin North 62 degrees 24' 52" West 176.19 feet to a point; thence curve to the right, said curving having a radius of

1,479.06 feet, an arc length of 169.48 feet to the point of beginning and containing 12.47 acres, more or less.

EXCEPT FOR approximately 10 acres conveyed by Shellie Thomas by Warranty Deed to Thomas Danko on the 8th day of September, 2020 by Warranty Deed on record as instrument no. 20200914-0104196, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed by John P. Logan by Quitclaim Deed to Shellie A. Thomas on the 21st Day of November, 2009 on record as instrument no. 20110322-0022176, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to the Alvin R. Hawkins Family Partnership, L.P. by Warranty Deed from Bobby D. Davis, Substitute Trustee of record by instrument No. 2001008 01093307, Register's Office for Davidson County, Tennessee unimproved property known as 12.47 Acres Baxter Road, Joelton, Tennessee, 37080.

Subject to all Easements and Restrictions of Record.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PREPARATION OF THIS DEED NEITHER EXPRESS NOR IMPLIES ANY OPINION OF THE PREPARER AS TO THE TITLE NOR AS TO THE ACCURACY OF THE DESCRIPTION OF THE PROPERTY. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE LAW OFFICE OF GEORGINA K. HUGHES AND ATTORNEY GEORGINA K. HUGHES SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

WITNESS MY SIGNATURE on this the 9 day of March, 2021.

Shellie A. Logan

SHELLIE A. LOGAN, Grantor

STATE OF TENNESSEE

COUNTY OF WILSON

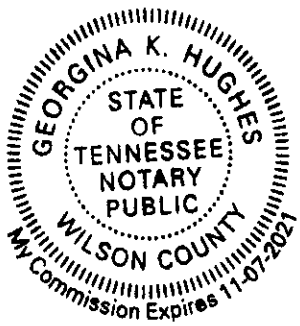
Personally appeared before me, the undersigned Notary Public, via Zoom, **SHELLIE A. LOGAN,** with whom I am personally acquainted, and who acknowledged to me that he/she executed the foregoing instrument for the purpose therein contained and in compliance with **Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020.**

WITNESS MY HAND this the 9th day of March, 2021.

Georgina K. Hughes

NOTARY PUBLIC

My Commission Expires _____



STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $10.00.

DARREN D. BATES

STEPHANIE A. BATES

SHELLIE A. LOGAN

Subscribed and sworn before me, this 26th day of April, 2021.

NOTARY PUBLIC