Karen Johnson Davidson County
Batch# 640617 DEEDQC
05/20/2021 11:14:36 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210520-0068616

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 3940 Baxter Road Joelton, TN 37080	**BATES, DARREN D. ET AL** 3940 Baxter Road Joelton, TN 37080	**008 00 0 221.00**

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, We, **LARRY THOMAS and wife, SHIRLEY THOMAS,** the Grantors, hereby sell, transfer, and convey unto **DARREN D. BATES and wife, STEPHANIE A. BATES, and SHELLIE A. LOGAN,** the Grantees, their heirs and assigns, all of our rights, title and interest in the following real property located in Joelton, Davidson County, Tennessee, described as follows to-wit:

> **BEING** in Davidson County, Tennessee and being more particularly described according to a survey by Jim McAler, dated August 12, 1994 and revised March 28, 2002, as follows:
>
> Beginning at an iron pin in the northernly margin of Baxter Road, said point being Larry Thomas' southeasterly corner, as of record in Book 4684, Page 181 (Map 8, Parcel 116), said point also being the southwesterly corner of the herein described tract, thence leaving said margin and with Thomas' easterly line North 07 degrees 54' 49" East 701.33 feet to an iron pipe; thence continuing with the easterly lines of Parcels 006, 175, 007.01 & 7 on Map * of the following calls: North 05 degrees 51' 17" East 434.21 feet to an iron pin; North 10 degrees 03' 42" East 424.74 feet to a 30" tree, said point being the northeasterly corner of Parcel 7 and the southeasterly corner of Chester Chambers, as of record in Book 1371, Page 286; thence with a portion of Chambers' easterly line North 04 degrees 38' 20" East 121.76 feet to an iron pin in the southerly line of a 32.27 acre tract; thence with said southerly line South 83 degrees 50' 45" East 127.15 feet to an iron pin; thence leaving said southerly line South 06 degrees 09' 15" West 1,776.48 feet to an iron pin in the northernly margin of Baxter Road; thence with said margin long a curve to the right, said curve having a radius of 1,479.06 fee, an arc length of 30.76 feet and

a chord bearing and distance of North 54 degrees 39' 14" West 30.76 feet to a point; thence North 54 degrees 39' 14" West 166,25 feet to the point of beginning and containing 6.00 acres, more or less.

BEING the same property in which **John P. Logan** conveyed all of his interest to **Shellie A. Logan** by Quitclaim Deed on record in the Davidson County Register of Deeds Office, Instrument No. **20090831-0081358**.

BEING the same property conveyed to **John Logan, and wife, Shellie A. Thomas, and Larry Thomas and wife, Shirley Thomas, and Darren D. Bates, and wife Stephanie A. Bates** by Warranty Deed from **The Alvin R. Hawkins Family Partnership L.P.** on record in the Davidson County Register of Deeds Office, Instrument No. **20020429-0052151**.

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 in Instrument No. **20011008-0109307**, Register of Deeds Office for Davidson County Tennessee.

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.

Larry Thomas

LARRY THOMAS, Grantor

Shirley Thomas

SHIRLEY THOMAS, Grantor

STATE OF TENNESSEE

COUNTY OF WILSON

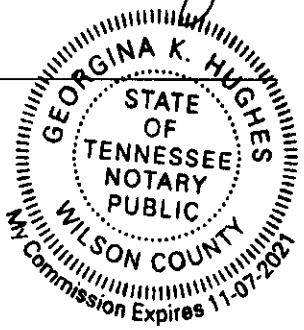
Personally appeared before me, the undersigned Notary Public, via Zoom, **LARRY THOMAS and SHIRLEY THOMAS,** with whom I am personally acquainted, and who acknowledged to me that he/she executed the foregoing instrument for the purpose therein contained and in compliance with **Executive Order No. 26 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