**THIS INSTRUMENT PREPARED BY:**

Martha C. Child, Attorney at Law
392 Harding Place, Suite 215
Nashville, TN 37211
615-834-4300

Karen Johnson Davidson County
Batch# 668176 DEEDQC
06/30/2021 09:11:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210630-0088512

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**
The actual consideration or value whichever is greater, for this transfer is -0-.

Affiant
Subscribed and sworn to before me this the 17th day of June, 2021.

Notary Public
My Commission Expires: 8-25-2025

MARTHA C. CHILD NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills: | Map & Parcel Nos. |
|---|---|---|
| Catherine Sasser and Rufus Sasser<br>3377 Mimosa Drive<br>Nashville, Tennessee 37211 | New Owners | 162-4-33 |

For and in Consideration of love and affection and for the express purpose of creating a tenancy by the entireties pursuant to TCA 66-1-109 in and to my entire interest in the hereinbelow described property, I Catherine Sasser conveys and quitclaims to my husband Rufus Sasser a one-half undivided interest, subject to joint right of survivorship, in said parcel and tract of land in Davidson County, Tennessee:

* See Attached Legal Description.

Subject to the following:
1. Restrictive covenants contained in Book 4533, Page 967, Register's Office of Davidson County, Tennessee.
2. The Plan of record in Book 4300, Page 119, Register's Office of Davidson County, Tennessee.
3. A 2.5 foot X 30 foot utility anchor easement located on the southwest front corner of said lot.

Being the same property bequeathed to Catherine Sasser from Martha Lee Johnson (aka Martha Dimple Johnson) by the provisions of her Last Will and Testament which was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, docket number 20P1020, on February 26, 2020. An Affidavit of Inheritance of Real Estate is of record in instrument number 20210322-0337240, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to any indebtedness thereon, 2021 real estate taxes, applicable subdivision plans, zoning and building regulations, easements, restriction and limitations of record. Henceforth this property shall be held by Catherine Sasser and Rufus Sasser as tenants by the entireties with right of survivorship.

This is improved property known as: 375 Bart Drive, Antioch, Tennessee, 37013.

Witness my signature on this the 17th day of June, 2021.

Catherine Sasser, Grantor

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

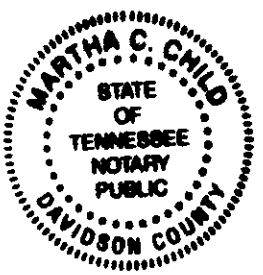
Personally appeared before me, a Notary Public, Catherine Sasser, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this the 17 day of June, 2021.

My Commission Expires:

5-5-2025

Notary Public



## LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 132, on the Plan of Antioch Park, Section 4, as of record in Book 4300, page 119, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lot.

Being the same property conveyed to James Spiceland, III and wife, Dianne P. Spiceland by Warranty Deed from Gail F. Tomlinson, Single, of record in Book 5106, page 519, Register's Office of Davidson County, Tennessee.

Land in the 31st Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee. Said land was formally used as right-of-way for Apache Trail and is described as follows:

Beginning at a point on the easterly right-of-way line of Apache Trail; approximately 30.0 feet from centerline of Apache Trail; said point being corner of Parcel 33 on Map 162-4 of the Metropolitan Nashville and Davidson County Property Maps; thence northwesterly with a curve to the left of radius 418.39 feet for a distance of 243.27 feet to a point; thence N 46° 53' E for a distance of 5.0 feet to a point; thence S 42° 59' 32" E along existing right-of-way line of Apache Trail for a distance of 413.38 feet to a point; thence S 67° 05' W along property line belonging to Parcel 33 on Map 162-4 for a distance of 77.63 feet to a point; thence N 43° 07' W for a distance of 156.78 feet to the point of beginning and containing therein an area of 18,607± square feet.