Karen Johnson Davidson County
Batch# 691699 DEEDQC
08/06/2021 08:35:42 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210806-0105864

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**

PROPERTY CONSOLIDATION DEED

The purpose of this deed is to consolidate Map/Parcel 008 00 0 221.00 and Map/Parcel 008 00 0 036.00 into on single parcel and shall hereafter be considered a single parcel known as Map/Parcel 008 00 0 221.00.

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, **DARREN D. BATES and wife, STEPHANIE A. BATES, and SHELLIE A. LOGAN**, 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 my rights, title and interest in **Map/Parcel 008 00 0 221.00 and Map/Parcel 008 00 0 036.00** located in Davidson County, Tennessee and more particularly described as:

> Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 09-05-20, File Number 2-908, as follows:
>
> Beginning at an existing iron rod on the north margin of Baxter Road (25 feet from the center line) and located approximately 350 feet, more or less, northwest from the intersection of the center line of Harper Road and having a Tennessee State Plane Coordinate of N:736549.2585, E:1703600.3873;

Thence with the north margin of Baxter Road NORTH 61 DEGREES 57 MINUTES 24 SECONDS WEST a distance of 176.19 feet to an existing iron rod;

Thence with a curve turning to the right with an arc length of 80.56 feet, with a radius of 1479.06 feet, with a chord bearing of NORTH 60 DEGREES 23 MINUTES 47 SECONDS WEST feet, with a chord length of 80.55 feet, to a wooden fence post having a Tennessee State Plane Coordinate of 736671.8843, E:17703374.8466, Being the Point of Beginning of this description;

Thence with a curve turning to the right with an arc length of 119.67 feet, with a radius of 1479.06 feet, with a chord bearing of NORTH 56 DEGREES 31 MINUTES 23 SECONDS WEST feet, with a chord length of 119.64 feet;

Thence NORTH 54 DEGREES 12 MINUTES 00 SECONDS WEST a distance of 166.27 feet to an existing iron rod being the southeast corner of Larry Thomas (Deed Book 4684, Page 181);

Thence with said Thomas NORTH 08 DEGREES 21 MINUTES 23 SECONDS EAST a distance of 701.29 feet to an existing iron pipe and being the common corner to Shellie Logan (Instrument Number 20090831-0081357);

Thence with said Logan and Darren and Stephanie Bates (Instrument Number 20170622-0063035) NORTH 06 DEGREES 17 MINUTES 51 SECONDS EAST a distance of 434.21 feet to an existing iron rod and southeast corner of Bryan Embry (Instrument Number 20130926-0101171);

Thence with said Embry and Randy Hasse (Instrument Number 20000410-0035946) NORTH 10 DEGREES 30 MINUTES 16 SECONDS EAST a distance of 424.74 feet to an existing 30" tree at a fence intersection and southeast corner of Daniel Garfi (Instrument Number 20140415-0031363);

Thence with said Garfi NORTH 05 DEGREES 04 MINUTES 54 SECONDS EAST a distance of 121.76 feet to an existing iron bar at a wooden fence post and fence intersection and having a Tennessee State Plane Coordinate of N:738499.4337, E:1703377.9604 and being the southwest corner of Barry Dombro and Muriel Hennessy (Instrument Number 20030722-0102592);

Thence with said Dombro and Hennessy SOUTH 83 DEGREES 18 MINUTES 00 SECONDS EAST a distance of 127.15 feet to an existing iron rad at a wooden fence post;

Thence SOUTH 83 DEGREES 27 MINUTES 26 SECONDS EAST a distance of 215.04 feet to an existing iron road at a metal fence post;

Thence SOUTH 06 DEGREES 33 MINUTES 46 SECONDS WEST a distance of 92.08 feet to an existing iron rod at a metal fence post;

Thence with a new line and severing the property of Shellie A. Thomas (Logan) (Instrument Numbers: 20110322-0022176 and 20171024-0108915) NORTH 75 DEGREES 31 MINUTES 35 SECONDS WEST a distance of 191.91 feet to a set iron rod having a Tennessee State Plane Coordinate of N:738416.5800, E:1703521.5436;

Thence SOUTH 06 DEGREES 35 MINUTES 49 SECONDS WEST a distance of 1163.49 feet to a set iron rod;

Thence SOUTH 37 DEGREES 36 MINUTES 08 SECONDS EAST a distance of 163.26 feet to a set iron rod;

Thence SOUTH 09 DEGREES 11 MINUTES 18 SECONDS WEST a distance of 133.21 feet to a set iron rod;

Thence SOUTH 15 DEGREES 33 MINUTES 52 SECONDS WEST a distance of 340.55 feet to a wooden fence post on the north margin of Baxter Road which is the point of beginning, having an area of 368780.81 square feet, 8.47 acres

BEING the same property described in Instrument Numbers 20210520-0068615 and 20210520-0068616.

BEING the same property described in Instrument Number 20090831-0081358; and being a portion of the properties described in Instrument Numbers: 20110322-0022176 and 20171024-0108915, Register's Office of Davidson County, TN.

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.

3-9-2021
Darren D. Bates, Grantor **Date**

3-9-2021
Darren D. Bates, Grantee **Date**

3/9/2021
Stephanie A. Bates, Grantor **Date**

3/9/2021
Stephanie A. Bates, Grantee **Date**

3-09-21
Shellie A. Logan, Grantor **Date**

3-09-21
Shellie A. Logan, ~~Grantor~~ Grantee **Date**

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public, via Zoom, **DARREN D. BATES, STEPHANIE A. BATES, and 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.

NOTARY PUBLIC

My Commission Expires _____

GEORGINA K. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-07-2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Darren D. Bates

DARREN D. BATES

Stephanie A Bates

STEPHANIE A. BATES

Shellie Logan

SHELLIE A. LOGAN

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

Georgina K. Hughes

NOTARY PUBLIC

GEORGINA K. HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 11-07-2021