Karen Johnson Davidson County
Batch# 741048 DEEDQC
10/21/2021 12:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211021-0141426

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 8th day of October, 2021.

Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michele Bates and Nicholas Bates 1921 Greenwood Ave Apt B-1 Nashville, TN 37206	New Owner	Map and Parcel No.: P/O 039-00-0-296.00

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, **Jacob Pitts,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Michele Bates and Nicholas Bates, Wife and Husband**, their heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being a tract of land in the 1st Council District of Davidson County Tennessee, more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 09/09/2021 as follows:

Tract 2

Beginning at an existing spike in the middle of Stenberg Road, said spike being the northwest corner of the parent tract and the most the most northwest corner of herein described tract; Thence with the centerline of said Stenberg road for the next two calls: N 79°42'57" E, 171.08'; Thence N 74°24'02" E, 161.27' to a point; Thence now leaving said centerline S 17°33'52" E, passing an existing iron pin in the southerly margin of said Stenberg road , said pin being the northwest corner of Albert Zabroski in DB-20130311 0024074 R.O.D.C.T., a total of 575.52' to an existing iron pin, said pin being the southwest corner of said Zabroski; Thence with said Zabroski's southerly line N 72°26'08" E, 391.60' to an existing iron pin; Thence now leaving said Zabroski with a new line S 52°02'46" E, 107.39' to an existing iron pin at the top of a ridge, said pin being a corner with Barry Owen in BK-20161024 0112271 R.O.D.C.T.; Thence generally along a ridge with said Owen for the next four calls: S 45°00'16" W, 159.77' to an existing iron pin; Thence S 44°53'45"

W, 137.21' to an existing iron pin, Thence S 74°47'26" W, 264.06' to an existing iron pin, Thence N 89°14'39" W, 263.55' to an existing iron pin, said pin being a corner to Cynthia Reeves in DB-20110310 0019083 R O D C T., Thence leaving said Owen with said Reeves N 18°00'53" W, 734.63' to the point of beginning containing 7.63 acres

Being a portion of the property conveyed to Jacob Pitts, by Warranty Deed from Michele Bates and Nicholas Bates, dated June 30, 2021 and recorded July 6, 2021 in Instrument No. 20210706-0090644, in the Register's Office of Davidson County, Tennessee.

The purpose of this Quitclaim Deed is to return Tract 2 to Michele Bates and Nicholas Bates, which was inadvertently conveyed to Jacob Pitts and to assign a new Tax Parcel Identification number to this tract.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of October, 2021.

Jacob Pitts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jacob Pitts**, 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 8th day of October, 2021.

Notary Public

My Commission Expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/8/21.

Date

Affiant Signature

10/8/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of October, 2021.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)