Karen Johnson Davidson County
Batch# 791230 DEEDQC
01/14/2022 01:53:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220114-0006150

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock LLC.
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Nancy Cates, Trustee
3499 Binkley Rd Joelton, TN 37080-8745

Real Estate Tax ID Number: **01416000100, 02104000600**
70826446-7536448
348255057 8

QUITCLAIM DEED

Under T.C.A. Section 66-5-103(B)(2)

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 19th day of August, 2021, by and between **Nancy Cates, a married woman, joined by her spouse, David Cates, for the purpose of waiving his homestead rights in the property,** whose post office address is **3499 Binkley Rd., Joelton, TN 37080,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Nancy Cates, as Trustee for the Nancy E. Cates Living Trust, Dated December 16, 2012,** whose post office address is, **3499 Binkley Rd., Joelton, TN 37080,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

DR1 70826486QC101010207

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 3499 Binkley Rd Joelton, TN 37080-8745

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 70826486QC101010307

Nancy Cates (SEAL)
Nancy Cates

David Cates (SEAL)
David Cates

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Nancy Cates and David Cates**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

ANGEL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Angel Bradley
Notary Public

Name: Angel Bradley

Commission Expiration Date: 2/20/2023

DR1 70826486QC101010407

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

Nancy Cates **(SEAL)**

Affiant

Subscribed and sworn to before me on this the 10th **day of** August, **2021.**

Angel Bradley
Notary Public

NAME: Angel Bradley

My Commission Expires: 2/20/2023

ANGEL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

DR1 70826486QC101010407

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 01416000100, 02104000600

Land Situated in the County of Davidson in the State of TN

PARCEL 1:
LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF FELTS WOOD, SECTION ONE, AS OF RECORD IN BOOK 3700, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1 IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF BINKLEY ROAD AT THE INTERSECTION OF SAID MARGIN AND THE EASTERN BOUNDARY LINE OF THE CHAPMAN PROPERTY; THENCE WITH THE SOUTHERLY MARGIN OF SAID ROAD SOUTH 75 DEG. EAST 210 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 25 FEET SOUTHEASTERLY 39.27 FEET TO A POINT ON THE WESTERLY MARGIN OF A 50 FOOT UNNAMED ROAD; THENCE WITH SAME IN A CURVE HAVING A RADIUS OF 553.92 FEET SOUTHWARDLY 167.57 FEET TO A POINT; THENCE SOUTH 88 DEG. WEST 230.16 FEET TO THE EASTERN BOUNDARY LINE OF SAID CHAPMAN PROPERTY; THENCE WITH SAME NORTH 9 DEG. EAST 235 FEET TO THE BEGINNING.

PARCEL 2:
A TRACT OF LAND IN THE SECOND, FORMERLY THE 14TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN SET AT THE SOUTHERLY TERMINUS OF THE WESTERLY RIGHT-OF-WAY OF A 50' ROADWAY, SAID IRON PIN ALSO BEING THE SOUTHEASTERLY CORNER OF LOT NO. 1, SECTION ONE, FELTS WOOD SUBDIVISION OF RECORD IN BOOK 3700, PAGE 13, R.O.D.C., TENNESSEE AND ALSO BEING SOUTHERLY 146.95 (AS MEASURED ALONG THE WESTERLY RIGHT-OF-WAY OF SAID 50 ROADWAY) FROM THE SOUTHERLY TERMINUS OF THE SOUTHWESTERLY RETURN FROM BINKLEY ROAD; THENCE WITH THE EXTENSION OF THE WESTERLY RIGHT-OF-WAY OF SAID 50 ROADWAY SOUTHERLY WITH A 632.97 RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 10B0 29 00 (AND A CHORD BEARING AND DISTANCE OF S 1 DEG. 53' 07" E, 115.65') A DISTANCE OF 115.81' TO AN EXISTING CONCRETE MONUMENT; THENCE CONTINUING WITH THE EXTENSION OF SAID ROAD S 07 DEG. 07' 37" E, 313.37' TO AN IRON PIN SET; THENCE WITH SAID ROADWAY SOUTHEASTERLY WITH A 175.77' RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 79 DEG. 19' 25" (AND A CHORD BEARING AND DISTANCE OF S 43 DEG. 12' 40" E, 224,37') A DISTANCE OF 243.35' TO AN IRON PIN SET; THENCE LEAVING THE WESTERLY MARGIN OF SAID 50 ROADWAY S 03 DEG. 32' 58" W, 1.00' TO AN IRON PIN SET; THENCE N 86 DEG. 27' 02" W, 221.58' TO AN EXISTING IRON PIN AND CONTINUING 328.57' FOR A TOTAL OF 550.15' TO AN EXISTING IRON PIPE; THENCE N 06 DEG. 51' 54" E, 430.26' TO AN IRON PIN SET; THENCE N 15 DEG. 38' 51" E, 140.00' TO AN EXISTING IRON PIN, THE SOUTHWESTERLY CORNER OF SAID LOT NO. 1; THENCE ON COMMON LINE BETWEEN THE PROPERTY HEREIN DESCRIBED AND SAID

LOT NO. 1, S 86 DEG. 38' 37" E, 254.20' TO POINT OF BEGINNING AND CONTAINING 4.432 ACRES AS PER SURVEY BY THEODORE E. MARTIN, JR. DATED SEPTEMBER 24, 1981.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Nancy E. Cates, as Trustee for the Nancy E. Cates Living Trust, Dated December 16, 2012, by deed dated December 16, 2012 of record in Deed Instrument/Case No. 20130116-0005260, in the County Clerk's Office.

Commonly known as: 3499 Binkley Rd , Joelton, TN 37080

202201140006148