THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215
File 211238903

Karen Johnson Davidson County
Batch# 796316 DEEDQC
01/27/2022 12:29:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220127-0009994

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 21st day of January, 2022.

Notary Public

My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dustin Franklin Williams and Bailey Kathleen Jackson 1712 Neelys Bend Road Madison, TN 37115	New Owner	063 00 0 019.00

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, **Bailey Kathleen Jackson,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Dustin Franklin Williams and Bailey Kathleen Jackson, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Beginning at a pipe (old), in the westerly margin of Neely's Bend Road, the southeast corner of a tract of land which belongs to Lewis L. Lasko, having a deed reference in I.N. 20160108-0002037, RODCT, the northeast corner of this tract and continuing as follows:

S 15°01'25" E, 171.23 feet to an iron pin (new), in the westerly margin of Neely's Bend Road;

thence with a new line, as follows:
S 83°36'30" W, 367.48 feet to an iron pin (new);
thence, S 11°16'59" E, 334.75 feet to an iron pin (new);
thence, S 81°23'06" W, 43.81 feet to an iron pin (new);
thence, S 76°58'26" W, 21.47 feet to an iron pin (new);
thence, S 89°02'19" W, 128.70 feet to an iron pin (new);
thence, S 84°16'46" W, 149.04 feet to an iron pin (new);
thence, S 83°35'01" W, 275.06 feet to an iron pin (new);
thence, S 83°30'25" W, 145.01 feet to an iron pin (new);
thence, N 06°24'59" W, 144.00 feet to an iron pin (new);
thence, N 74°25'53" E, 595.56 feet to an iron pin (new);
thence, N 06°54'55" W, 250.00 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Lewis L. Lasko;

thence N 83°05'05" E, 490.00 feet, to the point of beginning, containing 5.74 acres as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North Springfield, Tennessee 37172, dated August 31, 2020, revised October 15, 2021.

The above-described tract of land is subject to a 30' Ingress, Egress and Utility easement, which is described, as follows:

Beginning at a pipe (old), in the westerly margin of Neely's Bend Road, the southeast corner of a tract of land which belongs to Lewis L. Lasko, having a deed reference in I.N. 20160108-0002037, RODCT, the northeast corner of this tract and continuing, as follows:

S 15°01'25" E, 30.30 feet to a point, in the westerly margin of Neely's Bend Road; thence with a new line, as follows:

S 83°05'05" W, 494.27 feet;

Thence, N 06°54'55" W, 30.00 feet, to an iron pin (new), in the southerly boundary of said tract of land which belongs to Lewis L. Lasko;

thence, N 83°05'05" E, 490.00 feet, to the point of beginning, containing 0.34 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated August 31, 2020, review October 15, 2021.

Being the same property conveyed to Bailey Kathleen Jackson, by QuitClaim Deed from William Joseph Jackson and Joanne B. Jackson, husband and wife, of record in Instrument No. 20211116-0152408, in the Register's Office of Davidson County, Tennessee, dated November 15, 2021 and recorded on November 16, 2021.

Being part of the same property conveyed William Joseph Jackson and Joanne b. Jackson, husband and wife, by Warranty Deed from Forrest Pate aka Forrest B. Pate, Jr., unmarried, of record in Instrument No. 20200526-0054053, in the Register's Office of Davidson County, Tennessee, dated May 20, 2020 and recorded on May 26, 2020.

Being part of the same property conveyed to Forrest B. Pate and wife, Anita M. Pate, by Warranty Deed from K. E. Anderson and wife, Mildred H. Anderson, of record in Book 3346, Page 525, in the Register's Office of Davidson County, Tennessee, dated March 12, 1962 and recorded on March 16, 1961. Since then, Forrest B. Pate died on October 7, 2008 and Anita M. Pate died on January 7, 2018, intestate. See Affidavit of Heirship filed at Instrument No. 20180129-0009026, in said Register's Office.

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 unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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 21st day of January 2022.

Bailey Kathleen Jackson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Bailey Kathleen Jackson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of January 2022.

Notary Public
My Commission Expires:

