Prepared By

Name: Thomas E. Lane Jr
Address: 326 Harvard Ave
City: Nashville
State: TN Zip Code: 37205

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Thomas E. Lane Jr
Address: 326 Harvard Ave
City: Nashville
State: TN Zip Code: 37205

Tax Parcel ID # Tract 1: 113000197
Tax Parcel ID # Tract 2: 113000049
Tax Parcel ID # Tract 3: 113000048

Karen Johnson Davidson County
Batch# 832997 **DEEDQC**
04/01/2022 09:40:16 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220401-0037830

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
1 Day of April, 2022.
Brandi Wells, Deputy Register

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

Davidson COUNTY

FOR AND IN CONSIDERATION OF the sum of zero dollars ($0.00), cash in hand paid, which is hereby acknowledged, Thomas E. Lane Jr and Patricia H. Lane, (husband and wife) ("Grantor(s)"), residing at 326 Harvard Ave, County of Davidson, City of Nashville, State of Tennessee , does hereby quitclaim to Thomas E. Lane Jr and Patricia H. Lane (husband and wife) ("Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit, **with the intention of combining three adjoining parcels into one parcel.**

Legal Descriptions:

SOURCE OF TITLE:
20220126-0009595

Tract 1: Map and Parcel: 113000197.00
Address: 8225 Old Charlotte Pike

DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land on the southerly side of Old Charlotte Pike in the 9th District of Davidson County, Tennessee, and being described as follows:

BEGINNING at a point in the center of Old Charlotte Pike, said point being the northwest corner of the tract herein, and the northeast corner of the Lewis property; thence with the center of said road and a curve to the left having a radius of 1683.49 feet and an arc of 125.59 feet to a point; thence continuing with said road, South 32 deg. 41 min. 40 sec. East 425.64 feet to a point; thence with a curve to the left having a radius of 481.51 and an arc of 53.38 feet to a point in the center of said road, said point being the northeast of the herein described tract; thence leaving said road and severing said property with four new courses and distances according to a survey by Kenneth W. Morton, TN R.L.S. #623, October 22, 1994, as follows: South 75 deg. 36 min. 10 sec. West 99.00 feet to an iron rod (new); South 14 deg. 23 min. 50 sec. East 76.10 feet to an iron rod (new); South 5 deg. 58 min. 35 sec. West 333.60 feet to an iron rod (new); South 13 deg. 36 min. 18 sec. East 1436.00 feet to a 15" dead hickory tree, and being the southeast corner of the tract herein described; thence North 86 deg. 10 min. 29 sec. West 112.94 feet to a 30" oak; thence South 89 deg. 14 min. 19 sec. West 53.85 feet to a 30" oak; thence South 86 deg. 12 min. 43 sec. West 81.03 feet to a 10" oak; thence North 81 deg. 05 min. 03 sec. West 160.19 feet to a 30" red oak; thence North 87 deg. 46 min. 27 sec. West 73.53 feet to a 20" red oak; thence North 75 deg. 29 min. 17 sec. West 107.14 feet to a point by a fence post; thence with a fence line, North 33 deg. 04 min. 55 sec. West 691.80 feet to a red oak; thence North 25 deg. 32 min. 25 sec. West 67.85 feet to a red oak; thence North 19 deg. 36 min. 06 sec. West 92.80 feet to a point; thence North 00 deg. 48 min. 50 sec. West 344.86 feet to a point by a red oak; thence North 22 deg. 57 min. 02 sec. West 131.95

CONTINUED

feet to a 30" red oak; thence North 33 deg. 09 min. 25 sec. West 273.97 feet to an oak; thence North 54 deg. 39 min. 43 sec. West 26.97 feet to a point; thence North 80 deg. 43 min. 04 sec. East 8.18 feet to a point; thence North 88 deg. 25 min. 49 sec. East 232.86 feet to a point; thence South 82 deg. 14 min. 01 sec. East 336.39 feet to a point; thence North 07 deg. 31 min. 14 sec. East 886.84 feet to the point of beginning and containing an area of 30.38 acres, more or less.

BEING part of the property conveyed to Harry M. Craddock, Sr., and wife, Emma Pauline Craddock, from Mrs. C. H. Craddock, a widow, H. E. Craddock and wife, Lillian Craddock, J. O. Craddock, an unmarried man, and Mamie Craddock Gourley, by deed of record in Book 2601, page 311, in the Register's Office for Davidson County, Tennessee, and inherited by said Harry M. Craddock, Sr., as one of the heirs-at-law of C. H. Craddock, deceased. The said Harry M. Craddock, Sr. predeceased Emma Pauline Craddock. The said Emma Pauline Craddock has since died testate, and by Will entered in David County Probate Court, Docket No. 94P-1245, appointed Harry M. Craddock, Jr., Executor with authorization to sell said property.

SOURCE OF DESCRIPTION: Survey dated October 22, 1994, made by:
KENNETH W. MORTON, License No. 623
420 British Woods Drive
Nashville, TN 37217

Legal Descriptions Continued:

Source of Title: 20210730-0102734

Tract 2: Map and Parcel: 113000049.00
Address: Duffield Road, Pegram

Beginning at a Red Oak in the Noah Craddock line, running South 1,065 feet to a stake in the A. L. Jeanette line, thence West 610 feet to a poplar tree in Spring Hollow, thence North with Spring Hollow 800 feet to a stake, thence 450 feet to a Red Oak at the beginning.

Being the same property conveyed to Charles F. Frazier, Trustee by Quitclaim Deed from Edward H. Bayers and the heirs at law of Irene Duffield Bayers, deceased, Betty Sue Bayers and Edward H. Bayers, Jr., Irene Duffield Bayers being divorced from Edward H. Bayers, and by same deed, for the purpose of reconveyance, Charles F. Frazier, Trustee conveyed to Edward H. Bayers and wife Felcia Glover Bayers of record in Book 5281, Page 95, Register's Office for Davidson County, Tennessee, dated March 23, 1978 and recorded on May 04, 1978.

Pursuant to Final Decree of Divorce of Felcia Glover Bayers and Edward H. Bayers recorded in Instrument No. 20010315-0024732, subject property was awarded to Edward H. Bayers.

Edward H. Bayers being one and the same as E.H. Bayers and Edward H. Bayers, Sr. Edward H. Bayers, Sr. having died on January 15, 2003. Estate of Edward H. Bayers, Sr., Docket No. 03P112, Circuit Court for Davidson County, Tennessee, Probate Division, and Will in Instrument No. 20030729-0106482, Register's Office for Davidson County, Tennessee. Pursuant to said Will, subject property was bequeathed to Edward H. Bayers, Jr.

This is **unimproved** property located at: **Duffield Road, Pegram, TN 37143**

Source of Title: 20201106-0130233

Tract 3: Map and parcel: 113000048.00
Address: Duffield Road, Pegram

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at an iron stake, thence East with the Louis Line to an iron Stake, 300 feet to an iron stake, thence South 630 feet to a Red Oak, thence 450 feet West to a stake in Spring Hollow, thence 650 feet with Spring Hollow to an iron stake in the Louis Line at the beginning. Containing five and four tenths acres more or less.

Being the same property conveyed to Irene Bayers by Warranty Deed from C.S. Duffield and wife, Victoria Duffield of record in Book 2393, Page 243, in the Register's Office of Davidson County, Tennessee, dated March 18, 1955 and recorded March 30, 1955. The said Irene Bayers having since passed on September 18, 1966. The heirs at law of said Irene Bayers being Edward Bayers, Jr. and Betty Sue Cress, formerly Betty Sue Bayers, as evidenced by Affidavits or Heirship of record in Instrument No. 202107300102730 and 202107300102733, Register's Office for Davidson County, Tennessee. Said Betty Sue Cress, having since passed on July 20, 2017. The heirs at law of said Betty Sue Cress being Allen Cress, as evidenced by Affidavits or Heirship of record in Instrument No. 202107300102731 and 202107300102732, Register's Office for Davidson County, Tennessee.

This is ☐ improved or ☒ unimproved property located at: **Duffield Road, Pegram, TN 37143**

Grantor's Signature

Grantor's Signature

Thomas E. Lane Jr
Grantor's Name

Patricia H. Lane

326 Harvard Ave
Nashville TN 37205
Address

326 Harvard Ave
Nashville TN 37205
Address

In Witness Whereof,

Witness's Signature

Witness's Signature

Derrick Jones
Witness's Name

Tracy L Umeda
Witness's Name

73 white bridge road
Address

73 White Bridge Rd #103
Address

Nashville, TN 37205
City, State & Zip

Nashville, TN 37205
City, State & Zip

STATE OF TENNESSEE)

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas E. Lane Jr & Patricia H. Lane whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 7th day of March, 2022.

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: October 2, 2023