Karen Johnson Davidson County
Batch# 862814 DEEDQC
05/26/2022 07:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220526-0060966

THIS INSTRUMENT PREPARED BY:
Esquire Title & Escrow, Inc.
30 Burton Hills Boulevard, Suite 200
Nashville, TN 37215

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of April, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/20/2025

JONATHAN M CLEMONS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 09-20-2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To::	Map-Parcel Numbers:
Jeff Richfield and Jodi Richfield	**SAME**	02100027900
6445 Old Clarksville Pike		
Joelton, TN 37080		

FOR AND CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Jeffrey Michael Richfield and Jodi Sue Richfield, Settlors and Beneficiaries of The Balance Trust,** by these presents does hereby transfer and quitclaim and convey unto **Jeff Richfield and wife, Jodi Richfield,** their successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

BEING a tract of land in the Second Civil District, Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing iron pin on the south margin of Old Clarksville Highway at the northwest corner of S.T. & Emma Ford of record in Book 1810, Page 57, Register's Office, Davidson County, Tennessee; said pin also being the northeast corner of the herein described tract; thence leaving Old Clarksville Highway and with Ford S 30 deg. 32 min. 35 sec. W, 98.94 feet to an iron pin set; thence S 56 deg. 53 min. 15 sec. E, 169.88 feet to an iron pin set; thence with Steve Schmidt, et ux of record in Book 6811, Page 298, said Register's Office, S 39 deg. 30 min. 49 sec. W, 102.00 feet to an iron pin set; thence S 19 deg. 17 min. 22 sec. E, 304.80 feet to an iron pin set; thence N 57 deg. 07 min. 00 sec. E, 198.74 feet to an existing iron pin; thence S 32 deg. 01 min. 17 sec. E, 114.50 feet to an existing iron pin; thence S 85 deg. 40 min. 48 sec. E, 127.70 feet to a point in the center of a creek, passing at 112.70 feet an existing iron pin; thence with Randall Schmidt of record in Book 5818, Page 254, said Register's Office, S 1 deg. 24 min. 36 sec. E, 326.63 feet to an iron pin set; thence S 6 deg. 7 min. 39 sec. W, 90.06 feet to an iron pin set; thence S 22 deg. 21 min. 59 sec. E, 249.91 feet to an iron pin set; thence S 51 deg. 46 min. 34 sec. W, 84.05 feet to an iron pin set; thence S 11 deg. 25 min. 10 sec. E, 193.48 feet to an iron pin set; thence, with C.G. Wilson, et ux of record in Book 5166, Page 378, said Register's Offices S 87 deg. 10 min. 11 sec. W, 506.66 feet to an iron pin set; thence S 6 deg. 7 min. 39 sec. W, 90.06 feet to an iron pin set; thence S 22 deg. 21 min. 59 sec. E, 249.91 feet to an iron pin set; thence S 51 deg. 46 min. 34 sec. W, 84.05 feet to an iron pin set; thence S 11 deg. 25 min. 10 sec. E, 193.48 feet to an iron pin set; thence, with C.G. Wilson, et ux of record in Book 5166, Page 378, said Register's Office, S 87 deg. 10 min. 11 sec. W, 506.66 feet to an iron pin set; thence, N 8 deg. 5 min. 47 sec. W, 850.00 feet to an iron pin set; thence N 1 deg. 1 min. 24 sec. E, 415.00 feet to an iron pin set; thence N 16 deg. 18 min. 50 sec. W, 308.08 feet to an iron pin set on the south margin of Old Clarksville Highway; thence with said south margin S 58 deg. 41 min. 11 sec. E, 183.00 feet to the point of beginning.

Together with a 25 foot easement for ingress and egress and waterline easement of record in Book 5166, Page 378, and in Book 9284, Page 631, said Register's Office.

Being the same property conveyed to Juanita Jefferson, Trustee of The Balance Trust by deed from Jeff Richfield and wife, Jodi Richfield of record in Instrument No. 20210222-0020683, Register's Office for Davidson County, Tennessee. Juanita Jefferson died on July 28, 2021 without a Successor Trustee having been appointed and all interest under The Balance Trust is conveyed by the Settlors and Beneficiaries under said trust.

This is improved property known as: 6445 Old Clarksville Pike, Joelton, TN 37080

Witness my hand and seal this the 4th day of ~~April, 2022~~ May 4, 2022

The Balance Trust

By: _____
Jeffrey Michael Richfield, Settlor and Beneficiary

By: _____
Jodi Sue Richfield, Settlor and Beneficiary

State of **Tennessee**

County of **Davidson**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jeffrey Michael Richfield** and **Jodi Sue Richfield** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the **Settlors and Beneficiaries** of **The Balance Trust** the within named bargainor, and that as **Settlors and Beneficiaries** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of **The Balance Trust** as **Settlors and Beneficiaries.**

WITNESS my hand and seal on this 4th day of ~~April, 2022.~~ May 4, 2022

_____
Notary Public

My commission expires: 9/20/2025

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

Escrow No.:1280439799

EXHIBIT 'A'
LEGAL DESCRIPTION

All that certain real property situated in the County of Davidson, State of TN, described as follows:

BEING A TRACT OF LAND IN THE SECOND CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE SOUTH MARGIN OF OLD CLARKSVILLE HIGHWAY AT THE NORTHWEST CORNER OF S.T. & EMMA FORD OF RECORD IN BOOK 1810, PAGE 57, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; SAID PIN ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING OLD CLARKSVILLE HIGHWAY AND WITH FORD S 30 DEG. 32 MIN. 35 SEC. W, 98.94 FEET TO AN IRON PIN SET; THENCE § 56 DEG. 53 MIN. 15 SEC. E, 169.88 FEET TO AN IRON PIN SET; THENCE WITH STEVE SCHMIDT, ET UX OF RECORD IN BOOK 6811, PAGE 298, SAID REGISTER'S OFFICE, S 39 DEG. 30 MIN. 49 SEC. W, 102.00 FEET TO AN IRON PIN SET; THENCE S 19 DEG. 17 MIN. 22 SEC. E, 304.80 FEET TO AN IRON PIN SET; THENCE N 57 DEG, 07 MIN. 00 SEC. E, 198.74 FEET TO AN EXISTING IRON PIN; THENCE S 32 DEG. 01 MIN. 17 SEC. E, 114.50 FEET TO AN EXISTING IRON PIN; THENCE S 85 DEG. 40 MIN. 48 SEC. E, 127.70 FEET TO A POINT IN THE CENTER OF A CREEK, PASSING AT 112.70 FEET AN EXISTING IRON PIN; THENCE WITH RANDALL SCHMIDT OF RECORD IN BOOK 5818, PAGE 254, SAID REGISTER'S OFFICE, S 1 DEG. 24 MIN. 36 SEC. E, 326.63 FEET TO AN IRON PIN SET; THENCE S 6 DEG. 7 MIN. 39 SEC. W, 90.06 FEET TO AN IRON PIN SET; THENCE S 22 DEG, 21 MIN. 59 SEC. E, 249.91 FEET TO AN IRON PIN SET; THENCE S 51 DEG. 46 MIN. 34 SEC. W, 84.05 FEET TO AN IRON PIN SET; THENCE S 11 DEG. 25 MIN. 10 SEC. E, 193.48 FEET TO AN IRON PIN SET; THENCE, WITH C.G. WILSON, ET UX OF RECORD IN BOOK 5166, PAGE 378, SAID REGISTER'S OFFICE, S 87 DEG. 10 MIN. 11 SEC. W, 506.66 FEET TO AN IRON PIN SET; THENCE, N 8 DEG. 5 MIN. 47 SEC. W, 850.00 FEET TO AN IRON PIN SET; THENCE N 1 DEG. 1 MIN, 24 SEC. E, 415.00 FEET TO AN IRON PIN SET; THENCE N 16 DEG. 18 MIN. 50 SEC. W, 308.08 FEET TO AN IRON PIN SET ON THE SOUTH MARGIN OF OLD CLARKSVILLE HIGHWAY; THENCE WITH SAID SOUTH MARGIN S 58 DEG. 41 MIN. 11 SEC. E, 183.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25 FOOT EASEMENT FOR INGRESS AND EGRESS AND WATERLINE EASEMENT OF RECORD IN BOOK 5166, PAGE 378, AND IN BOOK 9284, PAGE 631, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JUANITA JEFFERSON, TRUSTEE OF THE BALANCE TRUST BY DEED DATED 12/18/2020 AND RECORDED 2/22/2021 IN INSTRUMENT NO. 20210222-0020683, DAVIDSON COUNTY, TN RECORDS.

Assessor Parcel Number(s): 02100027900

CERTIFICATE OF AUTHENTICTY

I, Nicole Eamigh, 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 05/05/2022.
Date

Affiant Signature

05/05/2022
Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 5th day of May, 2022.

Notary's Signature DEBORAH A. WALENCHOK

My Commission Expires: 03/03/2024

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries

202205260060966