THIS INSTRUMENT PREPARED BY:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040

Karen Johnson Davidson County
Batch# 876356 DEEDQC
06/23/2022 02:04:20 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220623-0071920

MAP.GROUP.PARCEL: MAP 049, PARCEL 056

NEW OWNERS:
DAVID A. BATSON
JENNIFER L. BATSON
5325 Buena Vista Pike
Nashville TN 37218

SEND TAX BILLS TO:
~~New Owners~~ Jack Batson 5325 Buena Vista Pike Nashville, TN 37218

QUITCLAIM DEED

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, **JACK B. BATSON AND WIFE, CHAROLYN M. BATSON,** by this instrument **QUITCLAIM** all of the interest of Grantors in the hereinafter described property unto **DAVID A. BATSON AND WIFE, JENNIFER L. BATSON**, their heirs and assigns forever, the property described as follows:

SEE ATTACHED EXHIBIT "A"

THIS BEING THE SAME PROPERTY WHICH WAS CONVEYED UNTO JACK B. BATSON AND WIFE, CHAROLYN M. BATSON BY WARRANTY DEED FROM ALBERT R. CHRISTIAN DATED NOVEMBER 30, 1998 OF RECORD IN BOOK 11260, PAGE 635 (IDENTIFICATION NO. 0527466), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property more commonly known as 5325 BUENA VISTA PIKE, NASHVILLE, TN 37218.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any

EXHIBIT "A"

Tract I: A tract of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by Watkins and Murray Surveyors, dated July 9, 1948, as follows:

Beginning at a point in the center of U. S. Hwy. 41-A, at the Southeast corner of a tract of land conveyed to Grantees from Grantors by Deed of record in Book 1578, page 118, said Register's Office; thence North 83 degrees, 30 minutes East 867 feet to a point in the center of the Buena Vista Pike; thence with the center of said Pike North 12 degrees, 15 minutes West 1112 feet to a point; thence North 78 degrees West 316 feet to a point; thence South 82 degrees, 15 minutes West 278 feet to a point in the center of Dry Fork Creek; thence with the center of said Creek, South 58 degrees West 339 feet to a point; thence South 79 degrees, 45 minutes West 126 feet to a point and North 47 degrees 15 minutes West 86.4 feet to a point; thence South 11 degrees, 30 minutes East 672 feet to the center of U. S. Hwy. 41-A; thence with the center of said Highway, South 39 degrees, 30 minutes East 249.6 feet to a point and South 33 degrees, 15 minutes East 249.6 feet to the beginning, containing 26.98 acres, more or less.

Included in the above description, but specifically excluded from this conveyance are the following parcels of land:

Parcel 1: A 7.0 acre tract of land conveyed to the City of Nashville by Deed from Albert R. Christian and wife, Louise Christian, of record in Book 3103, page 598, Register's Office of Davidson County, Tennessee, described as follows:

A tract of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, July 9, 1960, as follows:

Beginning at a nail located at the intersection of the center line of Buena Vista Pike and Dry Fork Creek, said point of beginning being located 40 feet South of the intersection of Dry Fort Road and Buena Vista Pike; running thence the following: South 11 degrees, 45 minutes East with the center line of Buena Vista Pike 60.0 feet to a nail; thence leaving said Buena Vista Pike, South 79 degrees, 15 minutes West for a distance of 614.3 feet to an iron pin; thence South 10 degrees, 45 minutes East for a distance of 388.2 feet to an iron pin; thence South 79 degrees, 15 minutes West for a distance of 449.7 feet to an iron pin; thence North 11 degrees, 07 minutes West along A. R. Christian's original West line 491.7 feet to a point located in the center of Dry Fork Creek; thence with the center line of Dry Fork Creek, South 63 degrees, 43 minutes East for a distance of 115 feet; thence continuing with the center of said Creek, North 60 degrees, 16 minutes East 444 feet; thence continuing with the center of said Creek, North 81 degrees, 43 minutes East 270 feet; thence continuing with the center of said Creek, South 80 degrees, 08 minutes East for a distance of 304 feet to a nail, the point of beginning, containing 7 acres, more or less.

Parcel 2: A 1,165 square feet tract of land conveyed to the City of Nashville by Deed from Albert R. Christian and wife, Louise Christian, of record in Book 3136, page 195, Register's Office of Davidson County, Tennessee, described as follows:

A tract of land in the 13th, formerly the 23rd, Civil District of Davidson County of Davidson County, Tennessee, being a part of the A. R. Christian property as of record in Book 947, page 332, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

EXHIBIT A Continued

Beginning at an iron pin, said iron pin marking the Southwest corner of the property of City of Nashville, acting by and through the Electric Power Board

of said City, as recorded in Book 3103, page 598, Register's Office of Davidson County, Tennessee; thence South 79 degrees, 15 minutes West 26 feet ± along the Southern property line of the property of City of Nashville acting by and through the Electric Power Board to a point; thence leaving the City of Nashville property line in a Southerly direction 93.3 feet to a point in the Easterly margin of Clarksville Pike, said point marking a common corner of the A. R. Christian property and the Gordon Cason property; thence North 11 degrees, 47 minutes West along the common property line between A. R. Christian and Gordon Cason 89.6 feet to the point of beginning; the whole containing 1,163 square feet, more or less.

Parcel 3: A 5.5 acre tract of land conveyed to the City of Nashville by Deed from Albert R. Christian, and wife, Louise Christian of record in Book 5481, page 437, Register's Office, Davidson County, Tennessee, described as follows:

A tract of land in the Thirteenth Civil District of Davidson County, Tennessee said tract is shown on Nashville Electric Service Drawing PSK 351-D and is described as follows:

Beginning at an iron pin in concrete marking a Southeasterly corner of Nashville Electric Service's Whites Creek Sub-Station property; thence from beginning point along an Easterly line of said sub-station property, North 10 degrees, 45 minutes West 388.2 feet to an iron pin in concrete marking the intersection of a Southerly and Easterly line of said sub-station property; thence leaving said Easterly line and following along said Southerly line, North 79 degrees, 15 minutes East 589.30 feet to a point on the Westerly right-of-way of Buena Vista Pike; thence leaving said Southerly line and following along said right-of-way South 11 degrees, 19 minutes East 425.86 feet to a point; thence leaving said right-of-way South 82 degrees, 53 minutes West 594.75 feet to the point of beginning, said tract contains 5.5 acres, more or less.

The conveyance of the remaining property herein, being approximately 14.45 acres, more or less, is subject to an easement in favor of Tennessee Natural Gas Lines, Inc. for operating of gas transmission lines and with right of ingress and egress as set out in a decree of record in Minute Book 38, page 265, Third Circuit Court for Davidson County, Tennessee, in the case of Tennessee Natural Gas Lines, v. J. C. Smith, et al, a certified copy of which is of record in Book 1333, page 337, Register's Office of Davidson County, Tennessee; and is also subject to a Utility Easement to the Nashville Gas Company of record in Book 6417, page 882, and an easement for Sanitary Sewers and/or Storm Drainage of record in Book 7720, page 711, Register's Office of Davidson County, Tennessee.

gender shall be applicable to all genders

Jack Batson
JACK B. BATSON

Charolyn M. Batson
CHAROLYN M. BATSON

STATE OF TENNESSEE
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, JACK B. BATSON AND WIFE, CHAROLYN M. BATSON, the bargainers with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at office this the 22nd day of May, 2022.

Verisa Reynolds
Notary Public
My Commission Expires: 2/12/2024

VERISA REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration for this transfer is none.

Jack Batson
AFFIANT

Sworn to and subscribed before me, this 22nd day of May, 2022.

Verisa Reynolds
Notary Public
My Commission Expires: 2/12/2024

VERISA REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY