Karen Johnson Davidson County
Batch# 899781 DEEDQC
08/05/2022 02:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220805-0089459

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS:
Robert E. Major, Jr., Trustee of The Robert E. Major, Jr. Revocable Living Trust	Same	008 00 0 141.00
3953 Baxter Road		
Joelton, TN 37080		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **ROBERT E. MAJOR, JR.**, Trustee of **THE ROBERT E. MAJOR REVOCABLE LIVING TRUST DATED FEBRUARY 4, 2021**, do hereby convey to **ROBERT E. MAJOR, JR.**, Trustee of **THE ROBERT E. MAJOR, JR. TRUST CREATED UNDER THE ROBERT E. MAJOR REVOCABLE LIVING TRUST DATED FEBRUARY 4, 2021,** all of my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

> A tract or parcel of land beginning at an iron pin in the southerly margin of Baxter Road, said beginning point being North 28° 45' West 109.5 feet; North 37° West 200 feet; North 54° West 100 feet; North 81° 20' West 285 feet; North 53° 15' West 190 feet; North 63° West 350 feet from the northeast corner of a tract of land acquired by Paul T. Edwards in Book 4218, page 98, Register's Office for Davidson County, Tennessee; thence South 38° West 327.0 feet to an iron pin; South 27° 50' West 1002.5 feet to an iron pin; thence North 30° West 1237.5 feet to an iron pin; thence with a fence South 87° East 660.0 feet to an iron pin; thence with a fence South 2° West 132.5 feet to an iron pin; thence with a fence South 84° 30' East

304.0 feet to an iron pin; thence with a fence North 7° 50' East 300.0 feet to an iron pin; thence North 65° East 237.5 feet to an iron pin in the southerly margin of Baxter Road; thence with the southerly margin of Baxter Road South 28° 45' East 150 feet to the point of beginning, containing 14.00 acres, more or less according to a survey by John B. Bates, dated January 13, 1976.

BEING the same property conveyed to Robert E. Major by Quitclaim Deed dated February 4, 2021 from Robert E. Major, Trustee of the Robert E. Major and Geraldine Major Joint Caring Trust dated March 5, 1998, of record in Instrument No. 20210226-0024470, Register's Office for Davidson County, Tennessee.

Robert E. Major died on January 2, 2022. Upon his death, the terms of the Robert E. Major Revocable Living Trust dated February 4, 2021, provide that this property be distributed to the Robert E. Major, Jr. Trust created under Article VI of the Robert E. Major Revocable Living Trust dated February 4, 2021.

This conveyance is subject to a 25-foot square existing cemetery.

This is improved property known as 3953 Baxter Road, Joelton, Tennessee 37080.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3rd day of August, 2022.

ROBERT E. MAJOR REVOCABLE LIVING TRUST DATED FEBRUARY 4, 2021

ROBERT E. MAJOR, JR., Trustee

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STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT E. MAJOR, JR., TRUSTEE OF THE ROBERT E. MAJOR REVOCABLE LIVING TRUST DATED FEBRUARY 4, 2021**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Trustee.

Witness my hand, at office in Hendersonville, Tennessee, on this 3rd day of August, 2022.

Notary Public

My Commission Expires:

ELIZABETH RYDER SYKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this 3rd day of August, 2022.

Notary Public

My commission expires:

ELIZABETH RYDER SYKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 August 3, 2022.

August 5, 2022
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Linda J. Williams
Notary Public

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My commission expires:

March 3, 2026