Karen Johnson Davidson County
Batch# 923941 DEEDQC
09/30/2022 02:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220930-0108239

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.
Claude David McCoy and Susan Dianne McCoy, Co-Trustees of The McCoy Family Revocable Living Trust dated September 29, 2022	-Same-	012 00 0 010.00
1921 Baker Road		
Goodlettsville, TN 37072		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, we, **DAVID McCOY** and wife, **SUSAN McCOY**, do hereby convey to **CLAUDE DAVID McCOY AND SUSAN DIANNE McCOY, CO-TRUSTEES OF THE McCOY REVOCABLE LIVING TRUST DATED SEPTEMBER 29, 2022**, all of our right, title and interest in a certain tract or parcel of land located in the Tenth (10th) Civil District of Davidson County, Tennessee, and being further described as follows, to wit:

> Land in the Tenth Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by J.R. Wauford & Company, dated April 19, 1952, as follows:
>
> Beginning at a stake in the center line of Baker's Creek Road at the comer of the tracts marked "W. E. Nicks and J. H. Woodall" on said survey; thence along the center line of said lot being the center of an old abandoned railroad right-of-way North 56° 57' West 900 feet to a stake; thence with a fence line North 19° 23' East 434,1 feet to a. stake at a turn in said fence;

thence, continuing with the fence North 70° 30' West 198,5 feet to a 24' hackberry in James Patton's tract; thence, along Patton's line and with a fence line North 21° 14' East 573.1 feet to a stake and North 15 0 46' West 271,1 feet to a stake in the southerly margin of the L & N Railroad right-of-way; thence, along said right-of-way with a fence South 61° 44' East 1327,4 feet to a stake at the common corner of the tracts marked "J. H. Woodall and W.E. Nicks"; thence, with the line between Woodall and Nicks' tracts South 24° 03' West 1241 feet to an iron pin and continuing in the same direction 109 feet to the beginning, and containing 30 acres, more or less.

Included in the above-described property but expressly excluded therefrom:

Being a tract of land in the 10th Council District of Davidson County Tennessee and a portion of that property conveyed to Jimmy M. Smith Jr & David A. Smith et al, Trustees in QC 20111222, 0100122 RODCT more accurately described according to a survey dated 6/04/13 by Tommy E. Walker, R.L.S. #1465 as follows:

Beginning at an iron pin in the northerly margin of Baker Road, said pin being the most southeast corner of the herein described tract and a common corner to Steven A. Pippin, etux (DB 11,455, Pg 183 RODCT); thence with said margin N 56 38' 43" W, 480.61' to an iron pin; thence now leaving said margin with a new line N 15 07'00" E, 419.80' to an iron pin; thence S 61 45'05" E, 541.23' to an iron pin in the westerly line of said Pippin; thence with the same S 24 05'31" W, 453.10' to the point of beginning containing 5.007 acres more or less.

Being the same property conveyed to David McCoy and wife, Susan McCoy, by Warranty Deed dated November 15, 2013, from James M. Smith, Jr., and David A. Smith, Trustees of The Alice M. Smith Bypass Trust, and from James M. Smith, Jr., and David A. Smith, Trustees of The Alice M. Smith Tennessee Bypass Trust, of record in Instrument No. 20131126-0121295, Registers Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

David McCoy and Claude David McCoy are one and the same person.

Susan McCoy and Susan Dianne McCoy are one and the same person.

This is improved property, known as 1921 Baker Road, Goodlettsville, TN 37072.

IN WITNESS WHEREOF, I have hereunto set my hand on this 29th day of September, 2022.

DAVID McCOY

SUSAN McCOY

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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, **DAVID McCOY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, Tennessee, on this 29th day of September, 2022.

Notary Public

My Commission Expires: _____

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

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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, **SUSAN McCOY**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, Tennessee, on this 29th day of September, 2022.

Notary Public

My Commission Expires: _____

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC 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 29th day of September, 2022.

Notary Public

My Commission Expires:

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
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 **September 29, 2022**.

September 30, 2022
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **30th** day of **September**, 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