Prepared By

Name: Dorothy Taylor Akins
Address: 2788 Battle Creek Road
Springfield, TN 37172

After Recording, Mail Document To
Owner/Responsible Taxpayer

Name: Karen Ayers
Address:4526 Bull Run Rd
Ashland City, TN 37205

Tax Parcel ID #: 046 00 0 006.00

Karen Johnson Davidson County
Batch# 928415 **DEEDQC**
10/12/2022 10:26:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221012-0111784

Space Above This Line for Recorder's Use

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $50.00.

Affiant Evelyn Bess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 11th day of October, 2022.

Notary Public Michelle Johnson

My Commission Expires: 07/06/2026

MICHELLE JOHNSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid to Dorothy M. Taylor Akins, Widow, (hereinafter known as the "Grantor") hereby remise, release and forever quitclaim to Dorothy M. Taylor Akins, Widow and Karen Darlene Ayers, a Single Person, as Joint Tenants With the Right of Survivorship, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

A tract of land in the 13th Civil District of Davidson County, Tennessee, and being Tract No. 2 according to a survey by Hickerson and Hickerson, Engineers, as revised June 17, 1961, and more particularly described as follows:

Beginning at a point in the center of Bull Run Road, common corner to the Stanford Property in Tract No 1; thence following the center of Bull Run Road, North 52 deg. 06' East 187 feet to the common corner of Tract No. 2 and Tract No. 2A; thence with the line between Tract 2 and 2A North 33 deg. 00' West 875 feet to an iron pin; thence North 52 deg. 06' East 200 feet to a stake thence North 16 deg. 30' West 1010 feet to a white oak tree; thence South 35 deg. West 478.5 feet to an old chestnut oak stump; thence South 7 deg. 00' West 437.3 feet to a black oak tree; thence following an old established wire fence South 16 deg. 30' East 671.6 feet to a white oak tree; thence South 33 deg. 00' East 104 feet to a stake, the same being the northwest corner of Tract No. 1; thence North 70 deg. 45' East 359 feet to a stake; thence South 19 deg. 15' East 232 feet to a point; thence North 75 deg. 97' East 83.4 feet to a point; thence South 20 deg. 56' East 141 feet to a point; thence South 16 deg. 18' East 135 feet to an iron pin; thence South 33 deg. East 20 feet to a spike in the center of Bull Run Road to the point of beginning, and containing approximately 15.6 acres.

Address commonly known as 4526 Bull Run Road, Ashland City, Tennessee in Davidson County, Tennessee.

Being the same property conveyed to Mrs. Dorothy Taylor Akins by Quit Claim Deed from Mrs. Karen Darlene Ayers, of record Instrument Number 20180913-0091003. Also being the same property conveyed to Karen Darlene Ayers by Quit Claim Deed from Dorothy Taylor Akins and James Herman Akins, of record Instrument Number 20180508-0043782, Register's Office for Davidson County, Tennessee. Being the same property conveyed to James H. Akins et ux, Dorothy M. Akins, by deed from George Henderson, Trustee, of record in Book 5289, Page 979, Register's Office for Davidson County, Tennessee.

James Herman Akins is deceased, having died on October 23,2020.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title [redacted] thereto belonging to the said GRANTEES, their heirs and assigns forever; and we [redacted] covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dorothy M Akins

Dorothy M. Akins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy M. Akins, whose name is 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, she, executed the same voluntarily on this date.

Given under my hand this 11th day of October 2022.

MICHELLE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Michelle Johnson

Notary Public

My Commission Expires: 07/06/2026