Prepared by: Christina M. Bartee, Attorney, BATSON NOLAN PLC, 105 Fifth Avenue West, Suite 201, Springfield, TN 37172. Prepared without the benefit of a full title examination and no liability is assumed for any status in title or matters would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 950396 DEEDQC
12/12/2022 12:24:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221212-0128913

RANDY EUGENE LYNCH, ET UX

TO: QUITCLAIM DEED

JUDSON M. PHENICIA, ET UX

THIS QUITCLAIM DEED OF REALTY, executed as of the 7th day of December, 2022, by Grantors, **RANDY EUGENE LYNCH and wife, KIM LYNCH,** to Grantees, **JUDSON M. PHENICIE and wife, KAYLA K. PHENICIE,** Witnesseth:

That Grantors do hereby quitclaim and convey unto Grantees, all of their right, title and interest, in and to certain realty situated in Davidson County, Tennessee, and being bounded and described as follows:

Beginning in the center line of a gravel access road known as Sugar Lane or Caldwell Road located approximately 846.0 feet northeast of the intersection of said gravel road and Baxter Road and being the southwest corner of Billy Todd Knight (Book 6584, Page 446);
Thence leaving said road and with the north line of J.E. Greer (Book 6852, Page 508) NORTH 58 DEGREES 21 MINUTES 35 SECONDS WEST passing an existing iron rod at 20.6 feet (said iron rod having a Tennessee State Plane Coordinate of N:740134.2351, E:1701176.1692) and passing another existing iron rod at 443.64 feet (said iron rod having a TSPC of N:740356.2137, E:1700816.0999) and continuing a total distance of 511.78 feet to the center of Long Creek;
Thence with the center of Long Creek and with the common lines of Billy Todd Knight (Deed Book 424, Page 612, R.O.C.C.TN) and Craig Alan Irving Revocable Living Trust (Record Book 593, Page 521, R.O.C.C. TN.)
NORTH 44 DEGREES 42 MINUTES 26 SECONDS EAST a distance of 200.00 feet;
Thence NORTH 49 DEGREES 24 MINUTES 03 SECONDS EAST a distance of 242.37 feet;
Thence NORTH 81 DEGREES 29 MINUTES 56 SECONDS EAST a distance of 162.61 feet;
Thence SOUTH 73 DEGREES 06 MINUTES 36 SECONDS EAST a distance of 87.56 feet;
Thence with a new line and severing the property of Randy and Kim Lynch (Book 6581, Page 441) and with the center line of Long Creek
SOUTH 42 DEGREES 42 MINUTES 25 SECONDS WEST a distance of 44.14 feet;
Thence leaving said creek SOUTH 02 DEGREES 27 MINUTES 51 SECONDS EAST a distance of 152.64 feet to a set iron rod having a TSPC of N:740505.5547, E:1701304.0779;
Thence SOUTH 75 DEGREES 40 MINUTES 18 SECONDS EAST a distance of 280.47 feet to a set iron rod;
Thence SOUTH 29 DEGREES 04 MINUTES 28 SECONDS WEST a distance of 106.41 feet to a set iron rod having a TSPC of N:740343.3734, E:1701524.2444;
Thence with the north line of said Billy Todd Knight (Book 6584, Page 446) NORTH 75 DEGREES 40 MINUTES 18 SECONDS WEST a distance of 222.48 feet to an existing ½ inch iron rod;
Thence SOUTH 22 DEGREES 40 MINUTES 38 SECONDS WEST a distance of 297.91 feet to the point of beginning,
Having an area of 219324.6 square feet, **5.04 acres.**

Included with this description is an Ingress, Egress and Utility Easement serving Tract 2 described as follows:

Beginning in the center line of a gravel access road known as Sugar Lane or Caldwell Road located approximately 846.0 feet northeast of the intersection of said gravel road and Baxter Road and being the southwest corner of Billy Todd Knight (Book 6584, Page 446);
Thence leaving said road and with the north line of J.E. Greer (Book 6582, Page 508) NORTH 58 DEGREES 21 MINUTES 35 SECONDS WEST a distance of 10.00 feet;
Thence NORTH 22 DEGREES 37 MINUTES 46 SECONDS EAST a distance of 294.36 feet;
Thence NORTH 05 DEGREES 37 MINUTES 50 SECONDS EAST a distance of 103.87 feet to the south line of the above described Tract 2;
Thence with said south line SOUTH 75 DEGREES 40 MINUTES 18 SECONDS EAST a distance of 20.26 feet;
Thence SOUTH 05 DEGREES 38 MINUTES 53 SECONDS WEST a distance of 103.81 feet to the north line of Billy Todd Knight (Book 6584, Page 446);
Thence with said north line NORTH 75 DEGREES 50 MINUTES 25 SECONDS WEST a distance of 10.11 feet to an existing ½ inch iron rod;
Thence with the east line of said Billy Todd Knight SOUTH 22 DEGREES 39 MINUTES 13 SECONDS WEST a distance of 297.41 feet to the point of beginning, having an area of 5019.2 square feet, 0.12 acres.

Being a portion of the same realty conveyed to Randy Eugene Lynch and wife, Kim Lynch, by Quitclaim Deed from Ben Knight and wife, Agnes Knight, dated June 14, 1985, and recorded on June 18, 1985 of record in Book 6584, Page 441, Registers Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Randy Eugene Lynch

RANDY EUGENE LYNCH **Grantor**

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

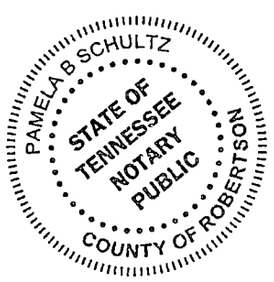
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, RANDY EUGENE LYNCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 7th day of December, 2022.

Affix Notary Seal

Pamela B. Schultz
Notary Public

My Commission Expires: March 28, 2023



Kim Lynch
KIM LYNCH **Grantor**

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KIM LYNCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 7th day of December, 2022.

Affix Notary Seal

PAMELA B SCHULTZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Pamela B. Schultz
Notary Public

My Commission Expires: March 28, 2023

Property Owners Name
And Mailing Address:
Judson M. Phenicie
Kayla K. Phenicie

4168 Baxter Road
Joelton, Tennessee 37080

Person or Entity Responsible for
Payment of Property Taxes:
Same/Owners

PROPERTY ADDRESS:
4168 Baxter Road
Joelton, Tennessee 37080

Map and Parcel No.
008 00 0 166.00 [PORTION]

STATE OF TENNESSEE, ROBERTSON COUNTY :
The actual consideration given for this conveyance is $-0-

Randy E. Lynch
Affiant

Subscribed and sworn to before me this the
7th day of December, 2022.

PAMELA B SCHULTZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Pamela B. Schultz
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 28, 2023