Karen Johnson Davidson County
Batch# 973422 DEEDQC
02/23/2023 10:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230223-0012758

Prepared from information submitted by the parties without opinion of title or survey by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL #**
Logan Judkins, et. ux.	Logan Judkins et. ux.	Map 15
2701 Union Hill Road	536 Preakness Circle	Parcel 219.00
Joelton, Tennessee 37080	Pleasant View, TN 37146	

QUITCLAIM DEED

Whereas by virtue of a deed of record as Instrument 20190705-0065507, in the Register's Office for Davidson County, Tennessee, BRITTANY McCUIN and LOGAN JUDKINS, married to each other, GRANTEES, are the owners of a tract located at 2701 Union Hill Road, Joelton, Tennessee, described therein and being generally the property described in this quitclaim; and whereas, by virtue of a deed of record as Instrument 20190705-0065529, CHASE JUDKINS and wife MALLORY JUDKINS, GRANTORS, own an adjacent parcel located at 2699 Union Hill Road; and the parties have agreed to adjust their common line so as to result in the updated metes and bounds set out herein, some of which is within the property heretofore owned by Grantors; now, then, in consideration of the premises, Grantors hereby quitclaim and convey to Grantees all of Grantors' right, title and interest in and to the following described property and every portion thereof:

LAND in the 10th Civil District of Davidson County, Tennessee, described according to a survey by HFR Design, 214 Centerview Drive, Suite 300, Brentwood, Tennessee, Project No. 217334, dated 8/14/2021, not of record, as follows:

POINT OF COMMENCMENT BEING AT AN IRON PIN OLD, SAID PIN BEING IN THE SOUTHEASTERLY LINE OF THE GLENDA BOND AND NORMA DRAPER PROPERTY AS OF RECORD IN INSTRU. NO. 20170731-0077349, R.O.D.C., TN., SAID PIN BEING IN THE WESTERLY LINE OF THE ALEXANDER AND ELIZABETH TIPPING PROPERTY AS OF RECORD IN INSTRU. NO. 20090203-0009081. R.O.D.C., TN.; THENCE, WITH THE SAID TIPPING PROPERTY, SOUTH 12 DEG 03 MIN 05 SEC EAST, 717.04 FEET TO AN IRON PIN NEW; THENCE, LEAVING THE SAID TIPPING PROPERTY, AND WITH A SEVERANCE LINE, SOUTH 79 DEG 44 MIN 42 SEC WEST, 148.72 FEET TO AN IRON PIN NEW, SAID PIN BEING THE POINT OF BEGINNING AND THE NORTHESTERLY CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE, CONTINUING WITH A SEVERANCE LINE THE FOLLOWING BEARINGS AND DISTANCES: THENCE, SOUTH 28 DEG 42 MIN 53 SEC WEST, 469.06 FEET TO AN IRON PIN OLD; THENCE, SOUTH 10 DEG 58 MIN 11 SEC EAST, 1901.17 FEET TO AN IRON PIN OLD, SAID PIN BEING IN THE NORTHERLY LINE OF THE THOMAS E. PIPER PROPERTY, AS OF RECORD IN BOOK 7236, PAGE 783A, R.O.D.C., TN.; THENCE, WITH THE SAID PIPER PROPERTY, NORTH 80 DEG 30 MIN 26 SEC WEST, 358.69

FEET TO AN IRON PIN OLD, SAID PIN BEING IN THE EASTERLY LINE OF THE DAVID E. NICHOLS PROPERTY, AS OF RECORD IN BOOK 20210526-0071213, R.O.D.C., TN.; THENCE, WITH THE SAID NICHOLS PROPERTY, NORTH 15 DEG 34 SEC 12 MIN WEST, 2084.63 FEET TO AND IRON PIN OLD; SAID PIN BEING A CORNER COMMON WITH THE RITCHIE AND BEVERLY CHESSER PROPERTY, AS OF RECORD IN BOOK 20181231-0126279, R.O.D.C., TN.; THENCE, WITH THE SAID CHESSER PROPERTY, NORTH 73 DEG 14 MIN 24 SEC EAST, PASSING A CORNER COMMON WITH GEORGE A. STUMM PROPERTY, AS OF RECORD IN BOOK 201823266-0028028, R.O.D.C., TN., 535.53 FEET TO AN IRON PIN OLD; THENCE, CONTINUING WITH THE SAID STUMM PROPERTY, NORTH 76 DEG 42 MIN 37 SEC EAST, 154.30 FEET TO AN IRON PIN OLD; THENCE, LEAVING THE SAID STUMM PROPERTY AND WITH A SEVERANCE LINE, NORTH 79 DEG 44 MIN 42 SEC EAST, 115.80 FEET TO THE POINT OF BEGINNING. CONTAINING: 959,602 SQUARE FEET OR 22.029 ACRES, MORE OR LESS.

Being part of the property conveyed to Chase Judkins and wife Mallory Judkins, by deed of record as Instrument 20190705-0065529, said Register's Office.

Ingress and Egress rights to Grantors' and Grantees' parcels are and shall continue to be by easements running with the land of record as Instrument 202109200126182 and 202203280035391, said Register's Office.

This conveyance is subject and subordinate to any encumbrances executed heretofore by Grantors and of record as Instrument 20190705-0065508 and 20220421-0041613, said Register's Office. The preparer has rendered no opinion with respect to any matter of survey, title, condition or otherwise.

Witness the signatures of the Grantors this date: 2/23/2023

Chase Judkins

Mallory Judkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Chase Judkins and Mallory Judkins, the bargainors, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and seal this date: 2/23/2023

DANIEL L. WISCHHUSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/6/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0- .

Affiant

Sworn to and subscribed before me this date: 2/23/2023

Notary Public

My commission expires: 7/6/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson do hereby make oath that I am a licensed attorney and/or the custodian of 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 23 day of Feb, 2023.

Date: 2/23/2023

Theresa C Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 23 day of Feb, 2023.

My commission expires 7/6/2026.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY