Karen Johnson Davidson County
Batch# 973422 DEEDQC
02/23/2023 10:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230223-0012759

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 #**
Chase Judkins et. ux.	Chase Judkins	Map 15
2699 Union Hill Road	769 McCurdy Rd.	Parcel 217.00
Joelton, Tennessee 37080	White House, TN 37188	

QUITCLAIM DEED

Whereas by virtue of a deed of record as Instrument 20190705-0065529 in the Register's Office for Davidson County, Tennessee, CHASE JUDKINS and wife MALLORY JUDKINS, GRANTEES, are the owners of a tract located at 2699 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 20190705-0065507, BRITTANY MCCUIN and LOGAN JUDKINS, married to each other, GRANTORS, own an adjacent parcel located at 2701 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, SAID PIN BEING THE POINT OF BEGINNING AND THE NORTHESTERLY CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE, CONTINUING WITH THE SAID TIPPING PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES: THENCE, SOUTH 12 DEG 03 MIN 05 SEC EAST, 368.98 FEET TO AN IRON PIN OLD; THENCE, SOUTH 11 DEG 15 MIN 33 SEC EAST, 2000.67 FEET TO A POINT IN THE CREEK, SAID POINT BEING THE IN THE WESTERLY LINE OF THE DAVID AND SHELIA TILLER PROPERTY, AS OF RECORD IN BOOK 20060417-0043445, R.O.D.C., TN.; THENCE, WITH THE SAID TILLER PROPERTY, SOUTH 08 DEG 20 MIN 50 SEC WEST, 60.00 FEET TO AN IRON PIN OLD, SAID PIN BENG A CORNER COMMON WITH 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 32 MIN 38 SEC WEST 475.33 FEET TO AN IRON PIN OLD; THENCE, LEAVING THE SAID PIPER PROPERTY, AND WITH A NEW SEVERANCE LINE THE FOLLOWING BEARINGS AND DISTANCES: THENCE, NORTH 10 DEG 58 MIN 11 SEC WEST, 1901.17 FEET TO AN IRON PIN OLD; THENCE, NORTH 28 DEG 42 MIN 53 SEC EAST, 469.06 FEET TO AN IRON PIN NEW; THENCE, NORTH 79 DEG 44 MIN 42 SEC EAST, 148.72 FEET TO THE POINT OF BEGINNING. CONTAINING: 1,022,887 SQUARE FEET OR 23.482 ACRES, MORE OR LESS.

Being part of the property conveyed to Brittany McCuin and Logan Judkins, married to each other, by deed of record as Instrument 20190705-0065507, 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 Deeds of Trust 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, or of the compliance of this conveyance with the Deeds of Trust described herein or otherwise.

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

Brittany McCuin

Brittany McCuin

Logan Judkins

Logan Judkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Brittany McCuin and Logan 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. WISEMAN
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