Karen Johnson Davidson County
Batch# 974024 DEEDQC
02/24/2023 02:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230224-0013328

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Belcher Sykes Harrington, PLLC**
320 Seven Springs Way, Suite 110, Brentwood, TN 37027

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.**
Jesse L. Tate and Carolyn H. Tate, Co-Trustees of The Tate Family Tennessee Community Property Trust dated January 27, 2023	-Same-	Map 117-16, Parcel 226
5107 Pheasant Run Trail		16DA-07199
Brentwood, TN 37027		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, we, **JESSE L. TATE** and wife, **CAROLYN H. TATE**, do hereby convey unto **JESSE L. TATE and CAROLYN H. TATE, CO-TRUSTEES OF THE TATE FAMILY TENNESSEE COMMUNITY PROPERTY TRUST dated January 27, 2023**, all of our right, title and interest in and to the following described tract or parcel of land, located in Davidson County, Tennessee, described as follows, to wit:

> Being a 0.02 more or less acre (851.82, more or less feet, square feet) tract of land lying in the 27th Councilman District of Davidson County, Tennessee. Said tract of land being a portion of the Mary Glenn Mason Hearne Property as of record in Book 4097, Page 143, Register's Office Davidson County, Tennessee.
>
> Beginning at an existing concrete monument lying on the northerly line of the Mary Glenn Mason Hearne Property as of record in Book 4097, Page 143, Register's Office Davidson County, Tennessee, said monument further described as lying on the easterly margin of Granny White Pike, as dedicated, and also being the southwest corner of the Billy R. Potter Property as of record in Book 4516, Page 694, Register's Office Davidson County, Tennessee; thence leaving the said easterly margin of Granny

White Pike, as dedicated and running with the said northerly line of Mary Glenn Mason Hearne Property and the southerly line of the said Billy R. Potter Property, south 87° 00' east a distance of 176.26 feet to an existing monument, said monument further described as being the southeast corner of the said Billy R. Potter Property and the southwest corner Katharine A. Duke Property as of record in Book 2640, Page 365, Register's Office Davidson County, Tennessee; thence leaving the said northerly line of Mary Glenn Mason Hearne Property and the said southerly line of Billy R. Potter Property south 87° 32' 26" west a distance of 101.61 feet to an existing monument; thence north 79° 40' west a distance of 75.73 feet to a monument and the point of beginning contain 0.02 more or less, acres (851.82, more or less square feet).

Being the same property as conveyed to Jesse L. Tate and wife, Carolyn H. Tate, by Quitclaim Deed from Carolyn H. Tate, of record in Instrument No. **2023023-0012902**, Register's Office for Davidson County, Tennessee.

This description is the same description provided in the previous deed of record.

This is property located in Davidson County, Tennessee, located at Granny White Pike, Nashville, Tennessee 37215.

Said property is also conveyed subject to any and all other limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of January, 2023.

Jesse L. Tate

Carolyn H. Tate

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSE L. TATE** and **CAROLYN H. TATE**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this 27th day of January, 2023.

Elizabeth Ryder Sykes
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 10-05-2023

Notary Public

My Commission Expires: _____

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this

27th day of January, 2023.

Notary Public

Elizabeth Ryder Sykes
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 10-05-2023

My Commission Expires: _____

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 January 27, 2023.

February 24, 2023
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of February, 2023.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

