THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055
RT6807-01

Karen Johnson Davidson County
Batch# 979035 DEEDQC
03/09/2023 02:11:09 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230309-0017131

Based on the information provided by the parties, no title search was requested or performed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, JENNIFER LEE APPLETON, convey and quitclaim unto ASHLEY BROOK STEPHENSON, her heirs and assigns, all of my right, title and interest in and to the following described real estate, to wit:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Being a tract of land shown on property Map 100, Assessor's Office, and bounded in general by Old Pond Creek Road on the east, a second 5.7 acres Earl Loftis, Jr., tract on the south, Charles Hall and Walter White on the west, and a 2 acre Earl Loftis, Jr. tract on the north, more particularly described as follows:

Beginning at an existing iron pin on the west side of Old Pond Creek Road, said pin being the southeast corner of a 2 acre Earl Loftis tract (ref. Deed Book 4161, Page 601, R.O.D.C.); thence South 88 degrees 00 minutes 00 seconds East 2.07 feet to an iron pin on the west margin of Old Pond Creek Road; thence with said curve to the left having the following characteristics: delta = 31 degrees 56 minutes 26 seconds; radius = 989.61 feet; arc = 130.53 feet; tangent = 65.36 feet; chord = South 06 degrees 30 minutes 51 seconds East 171.85 feet to a point; thence South 22 degrees 28 minutes 51 seconds East 124.75 feet to a point; thence with a curve to the left having the following characteristics: delta = 07 degrees 33 minutes 26 seconds; radius = 989.61 feet; arc = 130.53 feet; tangent = 65.36 feet; chord = South 26 degrees 15 minutes 34 seconds East 130.43 feet to an iron pin, the northeast corner of a second Earl Loftis 5.7 acre tract; thence leaving the road and with a new line South 71 degrees 08 minutes 59 seconds West 587.50 feet to an iron pin in Charles Hall's east line (ref. Deed Book 128, Page 438, RO Cheatham County); thence with the east line first of Hall, then of Walter White, North 00 degrees 54 minutes 13 seconds West passing an existing iron pipe at 193.11 feet, in all 608.26 feet to an existing iron pin at an iron stake and blazed 6-inch persimmon, said pin being the southwest corner of the aforementioned 2 acre Loftis tract; thence leaving White and with the south line of said 2 acre tract South 88 degrees 00 minutes 00 seconds East 438.88 feet to the point of beginning, containing 5.72 acres, more or less, and being part of Deed Book 8260, Page 499, said Register's Office, according to a survey dated November 14, 1991, by Randolph L. Chapdelaine, RLS# 1444, Old Harding Road, Franklin, TN 37064.

Also included in this conveyance is a mobile home located on said property.

Being the same property conveyed to Jennifer Lee Appleton by deed from Angela Michelle Loftis, unmarried, dated May 11, 2011, of record in Instrument No. 20110513-0036987, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 8309 Old Pond Creek Road, Pegram, TN 37143.

WITNESS MY HAND this 9 day of March, 2023.

Jennifer Lee Appleton
JENNIFER LEE APPLETON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JENNIFER LEE APPLETON, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 9th day of March, 2023.

NOTARY PUBLIC

DEONDRA MAROWA
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. APRIL 22nd, 2026
DICKSON COUNTY

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ -0-.

AFFIANT

Subscribed and sworn before me this 9th day of March, 2023.

NOTARY PUBLIC

DEONDRA MAROWA
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. APRIL 22nd, 2026
DICKSON COUNTY

My Commission Expires: _____

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Map: 100
Parcel: 2.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
ASHLEY BROOK STEPHENSON
$309 Old Pond Creek Rd
Pegram TN 37143