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Prepared from Information provided from parties without the benefit of a Title Search

Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me
22nd day of **June, 2023**

Notary Public

My Commission Expires 9-7-2026

QUITCLAIM DEED

Address New Owner	Send Tax Bills To	Map-Parcel Numbers
Jeff Richfield, Trustee of The 6445 OCP Trust **6445 Old Clarksville Pike** **Joelton, TN 37080**	**SAME**	**021-00-0-399.00**

FOR AND IN CONSIDERATION of One and No/100 ($1 00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Jeff Richfield** by these presents does hereby transfer and quitclaim and convey any and all interest in the property unto **Jeff Richfield, Trustee of the 6445 OCP Trust,** their successors and assigns, all of his rights, title, and interest in and to the following described tracts of land.

Land in the First Councilmanic District of Davidson County, Tennessee, and being the Westerly portion of Tax Map No 21, Parcel No 66, and described more particularly according to a survey prepared by Michael R Williams, Tennessee Registered Land Surveyor No 1906, Williams Land Surveying, 209 Hidden Court, Old Hickory, Tennessee 37138, dated 30 April, 1998, attached hereto as Exhibit B, as follows, to wit

Beginning at an iron pin found in the South line of Map No 21, Parcel No 67, said pin being situated in a wire fence line, thence the said Parcel No 67 and the said fence line, South 87 degrees 36 minutes 33 seconds East, 99 69 feet to an iron pin in an intersecting fence line, with a severance line across said Parcel No 61 and following the said intersecting fence line, South 09 degrees 59 minutes 27 seconds West, 367 80 feet to a wood post found at an electric gate, said post being in the North line of Map No 21, Parcel No 279, thence with the said Parcel No 279, as follows, to wit North 19 degrees 17 minutes 22 seconds West, 304 80 feet to an iron pin found, thence, North 39 degrees 30 minutes 40 seconds East, 102 00 feet to the point of beginning, and containing 31,469 square feet or 0 722 acre, more or less

Being the same property conveyed to Jeff Richfield by deed from David A Majors of record in Instrument No 20220510-0053321, Register's Office, Davidson County, Tennessee

X – unimproved – 0 Clarksville Pike, Joelton, Tennessee 37080

Karen Johnson Davidson County
Batch# 1019869 **DEEDQC**
06/28/2023 08:36 47 AM 2 pgs
Fees $12 00 Taxes $0 00

20230628-0049093

Jeff Richfield

WITNESS my hand this 22 day of **June, 2023.**

STATE OF Tennessee
COUNTY OF DAVIDSON

On this 22nd day of **June, 2023** before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me **Jeff Richfield** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **he** executed the same as **his** free act and deed

Witness my hand and official seal this 22nd day of **June, 2023.**

Notary Public Theresa L. Smith

My commission expires 9/7/2026

