6

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

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

Notary Public Theresa L. Smith

My Commission Expires 9/7/2026

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

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

20230628-0049094

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**	**21-389**

FOR AND IN CONSIDERATION of One and No/100 ($1 00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Jeffrey Michael Richfield and Jodi Sue Richfield, Settlors and Beneficiaries of The Balance Trust** 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 their rights, title, and interest in and to the following described tracts of land

A tract of land in the Second Civil District, Nashville, Davidson County, Tennessee, and being more particularly described as follows

BEGINNING at an iron pin set on the south margin of Old Clarksville Highway at the northeast corner of Dora L Folts of record in Book 8300, Page 385, Register's Office, Davidson County, Tennessee, thence (1) with said south margin S 58 degrees 41' 11" E 139 80 feet to an iron pin set, thence (2) leaving the south margin of Old Clarksville Highway and with the westerly boundary of Jeff and Jodi Richfield of record in Book 9459, Page 39, Register's Office, Davidson County, Tennessee, S 16 degrees18' 50" E, 308 08 feet to an iron pin set, thence (3) S 01 degrees 01' 24" W 415 00 feet to an iron pin set, thence (4) S 08 degrees 05' 47" E, 219 85 feet to an iron pin set, the true point of beginning of the herein described tract, thence (5) S 08 degrees 05' 47" E 630 15 feet to an iron pin set, thence (6) N 67 degrees 10' 11" E, 508 66 feet to an iron set on the west boundary of Randall S Schmidt of record in Book 5818, Page 254, Register's Office, Davidson County, Tennessee, thence (7) with Randall S Schmidt S 11 degrees 25' 10" E, 125 87 feet to an existing axle, thence (8) with the westerly boundary of Vernon Mooneyhan, et ux, of record in Book 7246, Page 225, Register's Office, Davidson County, Tennessee, S 02 degrees 40' 28" W, 497 19 feet to a point in a creek, passing at 397 19 feet an iron pin set (beginning of a witness line), thence (9) with said creek and clarence B Lee, et ux, of record in Book 2747, Pages 89, Register's office, Davidson County, Tennessee, and also Charles E Culwell, et ux, of record in Book 2734, Page 285, Register's office, Davidson County, Tennessee, S 47 degrees 00' 5" W, 378 00 feet to a point, thence (10) with said Culwell and W H Marshall, et ux, of record in Book 3253, Page 77, Register's Office, Davidson County, Tennessee, S 58 degrees 40' 54" W, 218 00 feet to a point, thence (11) with said Marshall S 60 degrees 30' 54" W, 294 00 feet to a point, thence (12) leaving said creek and with the easterly boundary of J E Fentress, et ux, of record in Book 1807, Page 423, Register's Office, Davidson County, Tennessee, N 05 degrees 35' 33" W, 1141 50 feet to an iron pin set, passing at 50 0 feet an iron pin set (end of previously witness line), thence (13) N 05 degrees 26' 34" W, 574 08 feet to an iron pin set, (14) with a new line N 84 degrees 33' 26" E, 309 60 feet to the POINT OF BEGINNING

WITNESS LINE Beginning at the iron pin set (beginning of witness line) as referred to in the above call number 8, thence S 35 degrees 21' 18" W, 117 90 feet to an iron pin set, thence S 47 degrees 13' 09" W, 215 55 feet to an iron pin set, thence S 56 degrees 32' 24" W, 207 77 feet to an iron pin set, thence S 60 degrees 12' 49" W, 276 35 feet to an iron pin, thence S 51 degrees 23' 40" W, 115 17 feet to an iron pin set as referred to in the above call number 12 (end of witness line)

Being the same property conveyed to The Balance Trust by deed from Clarksville Investors Trust of record in Instrument No 20071017-0123022, Register's Office, Davidson County, Tennessee

Included in the above referenced description but expressly excluded from this conveyance is that portion of the property conveyed to Scott Macleod and wife, Sarah MacLeod by deed of record in Instrument No 20060613-0070386, Register's Office, Davidson County, Tennessee

Pursuant to

X – unimproved - 6451 Old Clarksville Highway, Joelton, Tennessee 37080

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

The Balance Trust

By: _____
Jeffrey Michael Richfield, Settlor and Beneficiary

By: _____
Jodi Sue Richfield, Settlor and Beneficiary

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jeffrey Michael Richfield and Jodi Sue Richfield,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **themselves** to be the **Settlors and Beneficiaries** of **The Balance Trust,** the within named bargainors and that **they** as such **Settlors and Beneficiaries** being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing as **Settlors and Beneficiaries** of **The Balance Trust**

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

_____
Notary Public Theresa L. Smith

My commission expires 9/7/2026

