Karen Johnson Davidson County
Batch# 1066544 DEEDQC
10/31/2023 11:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231031-0085019

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

Angela Dawn Greer
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th DAY OF Oct., 2023.

Kara Krantz
NOTARY PUBLIC

My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 23090039

Address of New Owner	Send Tax Bills To:	Tax Information:
J. E. Greer and **Angela Dawn Greer** 4162 Baxter Road Joelton, TN 37080	Same	Part of 008-00-0-001.00, All of 008-00-0-002.00, and All of 008-00-0-170.00 to be added to 008-00-0-168.00

QUITCLAIM DEED

For good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Angela Dawn Greer, Wanda Kimberly Lynch, and Billy Todd Knight**, Grantors herein, do hereby acknowledged, convey, remise, release and forever quitclaim to **J. E. Greer and wife, Angela Dawn Greer,** Grantees, their heirs, successors, and assigns, their entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee described as follows:

See attached Exhibit A

Being part of the remaining property having vested in Billy Guy Knight under the terms of the Last Will and Testament of Ben Knight of record at Book 10621, Page 667, Register's Office for Davidson County, Tennessee. Billy Guy Knight having since died on or about 03/14/2002, property vested in his wife, Dee Dee Ross Knight, and his children: Angela Dawn Greer, Wanda Kimberly Lynch and Billy Todd Knight ~~(see Affidavits of Heirship of record in Instrument No. _____, RODCT, and Instrument No. _____, RODCT).~~ Dee Dee Ross Knight having since died testate on or about 05/06/2011, pursuant to the terms of her Last Will and Testament (filed in the Seventh Circuit Court, Probate Division of Davidson County, State of Tennessee, Case No. 11P-1624), her interest vested in Angela Dawn Greer, Wanda Kimberly Lynch and Billy Todd Knight. See also Affidavit of Inheritance of record in Instrument No. 20150204-0010688, RODCT.

*Angela Dawn Greer and Dawn Greer is one and the same person.

This is unimproved property generally located:
0 Baxter Road, Joelton, TN 37080

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Angela Dawn Greer joins in this conveyance and this conveyance is made pursuant to the provisions of Tennessee Code Annotated §66-1-109, and for the express purpose of creating a tenancy by the entirety in and to the above-described property in said **J. E. Greer and wife, Angela Dawn Greer,** so that the entire property, upon the death of either, will pass to the other.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Angela Dawn Greer and Wanda Kimberly Lynch and Billy Todd Knight** have caused this instrument to be executed, this the 24th day of Oct., 2023.

Angela Dawn Greer
Angela Dawn Greer

Wanda Kimberly Lynch
Wanda Kimberly Lynch

Billy Todd Knight
Billy Todd Knight

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Angela Dawn Greer and Wanda Kimberly Lynch and Billy Todd Knight**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 24th day of Oct., 2023.

Kara Krantz
NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Exhibit A **(page 1 of 2)**

Land located in the 1st Councilmanic District of Davidson County, Tennessee, and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 02-03-22, File Number 835-4, as follows:

Beginning at a set iron rod in the east margin of Baxter Road and in the north line of Mike and Cindy Doss (Instrument No. 20060829-0106666) and being the common corner of the remaining portion of Billy Guy Knight (Deed Book 1117, Page 672);
Thence with said margin, NORTH 01 DEGREES 11 MINUTES 04 SECONDS EAST a distance of 79.74 feet;
Thence with a curve turning to the left with an arc length of 160.18 feet, with a radius of 1190.00 feet, with a chord bearing of NORTH 02 DEGREES 40 MINUTES 18 SECONDS WEST, with a chord length of 160.05 feet;
Thence with a curve turning to the left with an arc length of 39.39 feet, with a radius of 166.00 feet, with a chord bearing of NORTH 13 DEGREES 19 MINUTES 33 SECONDS WEST, with a chord length of 39.30 feet to the center of a gravel access road known as Sugar Lane or Caldwell Road;
Thence following the center of said gravel access road with a curve turning to the left with an arc length of 94.39 feet, with a radius of 474.38 feet, with a chord bearing of NORTH 36 DEGREES 44 MINUTES 43 SECONDS EAST, with a chord length of 94.23 feet;
Thence NORTH 30 DEGREES 17 MINUTES 36 SECONDS EAST a distance of 129.45 feet;
Thence NORTH 34 DEGREES 23 MINUTES 19 SECONDS EAST a distance of 53.39 feet;
Thence leaving said gravel access road, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST a distance of 576.72 feet to the center of Long Creek;
Thence with the center of Long Creek for the following five calls, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST a distance of 89.05 feet;
Thence NORTH 11 DEGREES 00 MINUTES 00 SECONDS EAST a distance of 185.00 feet;
Thence NORTH 19 DEGREES 30 MINUTES 00 SECONDS EAST a distance of 100.00 feet;
Thence NORTH 29 DEGREES 07 MINUTES 36 SECONDS EAST a distance of 98.19 feet;
Thence NORTH 34 DEGREES 01 MINUTES 11 SECONDS EAST a distance of 74.90 feet;
Thence leaving Long Creek and with the common line of J.E. Greer & wife, Dawn Greer (Book 6852, Page 508), SOUTH 60 DEGREES 40 MINUTES 52 SECONDS EAST and passing a witness pin on the east bank at 44.35 feet and continuing a total distance of 601.50 feet to a set iron rod in the gravel access road;
Thence with the gravel access road, NORTH 22 DEGREES 37 MINUTES 26 SECONDS EAST a distance of 120.00 feet to a set iron rod;
Thence SOUTH 67 DEGREES 22 MINUTES 51 SECONDS EAST a distance of 21.23 feet to a set iron rod;
Thence SOUTH 77 DEGREES 57 MINUTES 12 SECONDS EAST a distance of 103.41 feet to a set iron rod;
Thence SOUTH 15 DEGREES 00 MINUTES 38 SECONDS EAST a distance of 209.74 feet to an existing 3/4 inch iron rod;
Thence SOUTH 44 DEGREES 20 MINUTES 48 SECONDS EAST a distance of 478.86 feet to an existing 3/4 inch iron rod;
Thence NORTH 39 DEGREES 49 MINUTES 14 SECONDS EAST a distance of 474.57 feet to an existing 3/4 inch iron rod;
Thence NORTH 80 DEGREES 23 MINUTES 22 SECONDS WEST a distance of 76.76 feet to an existing 1/2 inch iron rod and the common corner of Billy Todd Knight and wife, Marsha Knight (Book 6584, Page 446);
Thence with said Billy Todd Knight, NORTH 29 DEGREES 04 MINUTES 24 SECONDS EAST a distance of 838.33 feet to a set iron rod;

Thence with a new line and severing the property of Billy Guy Knight (Book 1117, Page 672), NORTH 28 DEGREES 27 MINUTES 43 SECONDS EAST a distance of 1042.91 feet to a set iron rod in the west line of Wilkerson Properties, LTD (Instrument No. 20091208-0112221);
Thence with said Wilkerson Properties, LTD, SOUTH 10 DEGREES 17 MINUTES 51 SECONDS WEST a distance of 1698.89 feet to an existing stone in the north line of Charles W. Brown (Instrument No. 20020823-0102362);
Thence with said Brown, NORTH 88 DEGREES 20 MINUTES 49 SECONDS WEST a distance of 272.17 feet to an existing 1/2 inch iron rod;
Thence SOUTH 06 DEGREES 04 MINUTES 00 SECONDS WEST a distance of 261.66 feet;
Thence SOUTH 06 DEGREES 56 MINUTES 12 SECONDS WEST a distance of 105.98 feet;
Thence SOUTH 05 DEGREES 06 MINUTES 40 SECONDS WEST a distance of 141.70 feet to an existing iron rod in the north margin of Baxter Road;
Thence with a curve turning to the left with an arc length of 31.13 feet, with a radius of 180.00 feet, with a chord bearing of NORTH 48 DEGREES 24 MINUTES 36 SECONDS WEST, with a chord length of 31.09 feet to a set iron rod and common corner to Billy Guy Knight and wife, Dee Dee Knight (Book 2546, Page 359);
Thence with said Billy Guy Knight, NORTH 05 DEGREES 06 MINUTES 40 SECONDS EAST a distance of 123.61 feet;
Thence NORTH 06 DEGREES 56 MINUTES 12 SECONDS EAST a distance of 106.19 feet;
Thence NORTH 06 DEGREES 04 MINUTES 00 SECONDS EAST a distance of 32.06 feet to a set iron rod;
Thence NORTH 82 DEGREES 20 MINUTES 44 SECONDS WEST a distance of 317.00 feet;
Thence SOUTH 05 DEGREES 19 MINUTES 47 SECONDS WEST a distance of 251.00 feet;
Thence NORTH 73 DEGREES 31 MINUTES 36 SECONDS WEST a distance of 195.07 feet to an existing 1/2 inch iron rod and common corner to Stanley H. Cooper (Book 9942, Page 566);
Thence with said Cooper, NORTH 63 DEGREES 05 MINUTES 49 SECONDS WEST a distance of 121.76 feet to an existing 1/2 inch iron rod;
Thence SOUTH 33 DEGREES 08 MINUTES 34 SECONDS WEST passing an existing concrete geodetic monument at 272.13 feet and continuing a total distance of 276.13 feet to a set iron rod;
Thence with the south line of Stanley Cooper (Book 9942, Page 566), SOUTH 85 DEGREES 56 MINUTES 53 SECONDS EAST a distance of 137.00 feet to a an existing iron pipe;
Thence with the west line of Stanley Cooper (Book 6822, Page 882), SOUTH 11 DEGREES 12 MINUTES 08 SECONDS WEST a distance of 79.08 feet to an existing iron pipe;
Thence with the north line of Mike Doss (Instrument No. 20060829-0106666), NORTH 88 DEGREES 41 MINUTES 59 SECONDS WEST a distance of 644.11 feet to a set iron rod to a set iron rod which is the point of beginning, having an area of 1232005.33 square feet, 28.28 acres.

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 10/24/2023 (date of document).

L. Broner McCoy
Date: 10/24/2023

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY