Karen Johnson
Batch # 1083064
12/18/2023 11:40:04 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20231218-0097305

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.
MUSIC CITY ESTATE LAW **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775** JUSTI[illegible]ERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	Affiant Subscribed and sworn to before me, this 11th day of December 2023. Notary public My commission Expires: 5/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Bruce and Amanda Kane Living Trust 2543 Baker Station Road Goodlettsville, TN 37072	Bruce and Amanda Kane Living Trust 2543 Baker Station Road Goodlettsville, TN 37072	00700006700/ 00700000100

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Bruce Kane and Amanda Kane, husband and wife, do hereby quitclaim, transfer and convey unto Bruce Kane and Amanda Kane, as Trustees of the Bruce and Amanda Kane Living Trust dated December 11, 2023, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to Bruce Kane and Amanda Kane, husband and wife, from J.A. Crawford, Jr., and wife, Barbara W. Crawford, by Warranty Deed dated December 22, 2014, and recorded on December 26, 2014, Document No. 20141226-0118055, Registers Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 2543 Baker Station Road, Goodlettsville, Tennessee 37072

Witness my hand this 11th day of December 2023.

Bruce Kane, Grantor

Amanda Kane, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Bruce Kane and Amanda Kane, as Grantors, 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.

Witness my hand, at office, this day, December 11, 2023.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Justin Gilbert, Notary Public
My commission expires: May 20, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the centerpoint of a culvert under Baker Station Road, approximately 1060' southwest of the centerline of Tinnon Road as measured along the centerline of the said Baker Station Road (at NAD '83 location 749,103.35/1,749,749.66); thence leaving Baker Station Rd. and along or near the line of Mardelle Stephens, trustee as recorded at Instrument Number: 20041228-0152890, RODCTN, North 70°13'55" West, a distance of 814.63 feet to a fence post; thence continuing with Stephens, North 08°59'00" East, a distance of 988.47 feet to an iron pin set; thence along or near the line of Tinnon and Bettye Medley as recorded at Instrument Number: 20030211-0018694, RODCTN, North 75°10'11" West, a distance of 846.97 feet to an existing iron pin; thence, continuing with Medley, North 14°49'37" East, a distance of 726.10 feet to an existing iron pin in or near the line of John Smiley as recorded at DB 10578, PG 147, RODCTN; thence along or near the line of Smiley and Donald & Dana Laux as recorded at Instrument Number: 20021220-0157654, RODCTN, North 83°43'59" West, a distance of 1107.27 feet to an existing iron pin; thence, continuing with Laux, South 05°36'35" West, a distance of 709.97 feet to an existing iron pin at a large red oak; thence, South 39°56'57" West, a distance of 754.48 feet to an existing iron pin at or near the corner of Carol Stewart as recorded at Instrument Number: 20070209-0017320, RODCTN; thence with Stewart, South 13°37'54" West, a distance of 154.26 feet to a PK nail set in the centerline of a concrete drive near the easterly terminus of East End Rd., said PK nail being at or near the corner of David Sanders & Kimberly Jewell as recorded at Instrument Number: 20070330-0038350, RODCTN; thence with Sanders/Jewell South 05°53'48" East, a distance of 989.62 feet to an existing iron pin at or near the corner of Charlene Lyle at recorded at DB 5761, PG 809, RODCTN; thence with Lyle the following 2 calls: South 07°09'10" East, a distance of 297.66 feet to an existing iron pin; thence South 54°41'58" East, a distance of 458.86 feet to an existing iron pin; thence along or near the line of Martha Robison as recorded at Instrument Number: 20050314-0027851, RODCTN, the next 5 calls: South 65°33'31" East, a distance of 121.73 feet to an existing iron pin; thence South 81°33'56" East, a distance of 121.48 feet to a planted stone; thence North 73°23'07" East, a distance of 462.03 feet to a planted stone; thence South 42°48'15" East, a distance of 397.96 feet to a planted stone; thence South 34°01'43" East, a distance of 512.72 feet and passing a 40" white oak on the high bank to a point in the centerline of Baker Station Road, the beginning of a curve concave to the south having a radius of 523.68 feet and a central angle of 38°23'15" and being subtended by a chord which bears North 84°51'01" East 344.33 feet; thence northeasterly and easterly along said curve, a distance of 350.86 feet to a point; thence South 79°34'06" East, a distance of 197.83 feet to the beginning of a curve concave to the northwest having a radius of 362.53 feet and a central angle of 96°02'52" and being subtended by a chord which bears North 57°53'27" East 539.02 feet; thence easterly, northeasterly and northerly along said curve, a distance of 607.72 feet to a point; thence North 15°09'53" East, a distance of 477.74 feet to the beginning of a curve concave to the west having a radius of 859.75 feet and a central angle of 10°44'08" and being subtended by a chord which bears North 09°36'13" East 160.86 feet; thence northerly along said curve, a distance of 161.09 feet to a point of cusp; thence leaving Baker Station Rd. and along or near the line of Richard Dennison as recorded at Instrument Number: 20050509-0052267, RODCTN, South 80°27'39" East, a distance of 356.95 feet to a 24" red oak on top of ridge; thence along or near the line of Brian Bogdan and wife Rhonda Bogdan as recorded at Instrument Number: 20060908-0111533 and generally with an old fence, the next 2 calls: North 03°08'55" West, a distance of 400.80 feet to a point; thence North 13°45'20" West, a

distance of 239.48 feet to a point in the centerline of Baker Station Rd.; thence with the centerline of the said Baker Station Rd. the following calls: South 74°29'11" West, a distance of 57.21 feet to the beginning of a curve concave to the southeast having a radius of 378.72 feet and a central angle of 31°59'09" and being subtended by a chord which bears South 55°26'27" West 208.69 feet; thence westerly and southwesterly along said curve, a distance of 211.42 feet to the Point of Beginning, and containing 156.1133 ACRES, more or less.

There is included in this description 1.70 acres within the right-of-way of Baker Station Rd. on the basis of a width of 25' from its centerline.

This description is transcribed from a field survey certified by J. Allen Crawford, III, TN registered surveyor #1455, on March 19, 2009.