QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1098268 DEEDQC
02/06/2024 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240206-0008260

TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Raymond D Lane Jr

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 2.3.26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0408

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Frank Batson Homes, Inc.	New Owner	Map: 08700009900
(NAME) 120 Donelson Pike; #101	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RAYMOND D. LANE, JR. AND NANCY LANE EDWARDS, CO-EXECUTORS OF THE ESTATE OF AUDREY JUANITA LANE,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

FRANK BATSON HOMES, INC.,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Map & Parcel: 08700009900; 4278 Central Pike, Hermitage, TN 37076

TRACT 1

Land in the 4th Civil District of Davidson County, Tenn, as per survey of John D. McCormick, Hermitage, Tenn., and more particularly described as follows:

Beginning at a point in the southern margin of Central Pike at the present Northeast corner of the lands of the Grantors, of record in Deed Book 4219, page 338, RODC; thence southerly S. 0° 44' W. 230.9 Ft. to an iron pin'; being the present Southeast corner of the lands of Grantors; thence westerly N. 88° 30' W. 50 Ft. to an iron pin; thence northerly N. 0° 44' E. 231.5 Ft. to an iron pin in the southern margin of Central Pike; thence easterly with the southern boundary of the said Central Pike S. 87° 45' E. 50 Ft. to the point of beginning, containing 0.26 Acre more or less.

TRACT 2

Land in the 4th Civil District of Davidson County, Tennessee, being parts of Lots No. 2, 3, 4, 5, 6, 7 and 8, partition of lands of Abner Cowgill deceased, of record in Minute Book Q, page 301 Circuit Court for Davidson County, Tennessee, and being described according to a survey by Richard B. Omohundra, Engineer, License No. 4575, November 25, 1967.

Beginning at a point in the southerly margin of Central Pike at an iron pin by post, the common corner of the lands of C.B. Howse and the lands of James Nelson way; thence with the southerly margin of said pike 252.4 feet in the northeasterly direction to an iron pin in said margin by a post thence south 9° 14' east

81.6 feet to an iron post in concrete; thence south 7° 06' west 151.2 feet to a post; thence south 84° 03' east 8.6 feet to a post; thence south 0° 11' west 56.7 feet to a steel post in concrete; thence north 76° 59' west 27.6 feet to a corner post; thence south 4° 25' west 824.2 feet with a fence, the westerly line of the lands of W.L. Hall to an iron pin by post; thence north 85° 55' west 1069.7 feet with the northerly line of Robert C. Eakes and a fence; to an iron pin by a post; thence, N 6° 05' east 455.2 feet with a fence to an iron pin at the southwest corner of the Evans Cemetery; thence with a fence along the southern line of said cemetery south 85° 54' east 322.3 feet to an iron pin, the southeasterly corner of said cemetery; thence with the easterly line of said cemetery and a fence north 3° 59' east 99.1 feet to an iron pin by post, the northeasterly corner of said cemetery; thence with the northerly line of said cemetery and a fence north 85° 43' west 320.1 feet to its northwesterly corner and iron pin past the fence intersection; thence north 6° 05' east 242.7 feet to an iron pin by post at the southwesterly corner of lands of Anna Bell H. Murray; thence with her southerly line and a fence south of 86° 40' east 808.3 feet to an iron pin by post; the southeasterly corner of the lands of C.B. Howse; thence with the easterly line of said C.B. Howse north 4° 03' east 231.5 feet to the point of beginning and containing 20.44 acres, more or less.

Included in the above description, but specifically excluded from this conveyance is the following tract, more properly described as follows:

Land in the 4th Civil District of Davidson County, Tenn, as per survey of John D. McCormick, Hermitage, Tenn., and more particularly described as follows:

Beginning at an iron pin in the Southwest corner of the present lanes of Central Pike Church of Christ, of record in Deed Book 4219, page 338, RODC, said point being 221.3 Ft. south of the southern boundary of Central Pike; thence S. 6° 04' W. 25 Ft. to an iron pin and post; thence easterly S. 88° 30' E. 531.5 Ft. to an iron pin; thence N. 0° 44' E. 25 Ft. to an iron pin; thence westerly N. 88° 30' W. 529.5 Ft. to the point of beginning, and containing 0.30 Acres, more or less.

Included in the above description, but specifically excluded from this conveyance is the following tract, of record in Book 6210, Page 106, said Register's Office, more properly described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being part of the lands of Abner Cowgill, deceased, of record in Minute Book Q, page 301, Circuit Court for Davidson County, Tennessee, and being described according to a survey by John D. McCormick, Registered Land Surveyor, License No. 674, dated December 26, 1983.

Beginning at a point in the southerly margin of Central Pike at a point, being the common corner of the lands of C.H. Howse and the property herein conveyed; thence with the southerly margin of said Pike 252.4 feet in a northeasterly direction to a point in said margin; thence South 9° 14' East, 81.6 feet with a fence to a point; thence South 7° 6' West 151.2 feet with a fence to a point; thence South 84° 3' East, 8.6 feet with a fence to a point; thence South 0° 11' West, 56.7 feet with a fence to a point; thence North 76° 59' West, 27.6 feet with a fence to a point; thence South 4° 25' West, 824.2 feet with a fence to a point; thence North 85° 55' West, 245.0 feet with a fence to a point; thence North 4° 25' East, 812.0 feet to a point; thence North 4° 3' East, 231.5 feet to the point of beginning and containing 6.15 acres, more or less.

Being part of the same property conveyed to Samuel Dennis Edwards and/or Nancy Ruth Lane Edwards, Trustees of the Nancy & Samuel Edwards Living Trust, established by the Revocable Trust Agreement of Samuel Dennis Edwards and Nancy Ruth Lane Edwards dated June 26, 2018, by Quitclaim Deed from Nancy Ruth Lane Edwards, individually, of record in Instrument No. 20180628-0062277, dated June 26, 2018, Register's Office for said County. Also see Executor's Quitclaim Deed to Raymond D. Lane, Jr., Elijah S. Minter, and Raymond D. Lane, Jr. and Nancy R. Edwards, as Co-Trustees of the William Thomas Allen Gibson 2015 Vested Trust in Instrument No. 20160218-0015508, Scrivener's Affidavit in Instrument No. 20170921-0096633, Estate of Audrey J Lane, Docket #15P416 and Warranty Deed in Book 5150, Page 607 and Warranty Deed in Book 5669, Page 985, Register's Office for said County.

This is unimproved property, known as 4278 Central Pk., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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

Witness our hands this 6th day of FEBRUARY, 2024.

The Estate of Audrey Juanita Lane

BY: _____
Raymond D. Lane, Jr.
Co-Executor

BY: _____
Nancy Lane Edwards
Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Raymond D. Lane, Jr. and Nancy Lane Edwards with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Co-Executors of The Estate of Audrey Juanita Lane, the within named bargainer, and corporation, and that they as such Co-Executors being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 6th day of FEBRUARY, 2024.

My Commission Expires: 3-2-26

_____
Notary Public

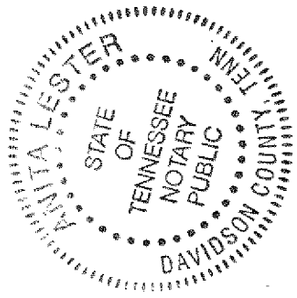
ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Julia Wyatt, 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 February 6, 2024.

(AFFIANT) – Julia Wyatt

February 6, 2024
Date



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me February 6, 2024.

My commission expires: 7/7/27

Notary Public