Karen Johnson Davidson County
Batch# 1100071 DEEDQC
02/12/2024 11:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240212-0009631

QUITCLAIM DEED

STATE OF Tennessee }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me
This 12 day of February, 2024.

Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Sandra Randall **8200 Ellis Rd** **Joelton, TN 37080**	**Kenneth Baxter, et al** **8200 Ellis Road** **Joelton, TN 37080**	**p/o 004 00 0 020.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Kenneth Baxter, Sandra Randall, and Shelia Gad** (hereinafter referred to as "Grantors") do hereby quitclaim and convey unto **Kenneth Baxter, Sandra Randall, and Shelia Gad** (hereinafter referred to as "Grantees"), all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

Being a tract of land in the 1st Council District of Davidson County, Tennessee, and a portion of that property conveyed to Fred and Evelyn Kay Baxter in DB 6814, PG 267 and DB 8930, PG 6 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 11/01/23 as follows:

Beginning at an existing iron pin in the northwesterly margin of Riley Adcock Road, said pin being a corner with Monica Dillard in QCD-20221018 0113768 R.O.D.C.T., and the most southeast corner of herein described tract, Thence now leaving said margin with said Dillard N 71°39'22" W, 828.50' to an

existing iron pin; Thence now leaving said Dillard N 17°29'39" E, 267.01' to an existing iron pin; Thence S 71°39' 22" E, 838.50' crossing a gravel drive to an existing iron pin in a fence; Thence generally with said fence for the next three calls: S 05°08' 21" W, 90.00' to an existing iron pin; Thence S 11°15'48" W, 103.83' to an existing iron pin; Thence S 10°11' 28" W, 27.86' to an existing iron pin in the margin of Riley Adcock Road; Thence with said margin and a curve to the left having a radius of 379.51' and a cord bearing and cord of S 59°59°46" W, 65.22' and a length of 65.31' to the point of beginning containing 5.25 acres.

The above-described tract is subject to a 25' ingress/egress easement lying 25' west and parallel to the easterly line.

Being the same property conveyed to Kenneth Baxter, Sandra Randall, and Shelia Gad, as evidenced by Affidavits of Heirship, of record in Instrument No 20231109-0087686, and Instrument No. 20231109-0087684, said Register's Office for Davidson County, Tennessee.

This is part of the same property commonly described as 8366 Riley Adcock Road, Joelton, TN 37080.

This is the same legal description found in the last deed of record.

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

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 12th day of February, 2024.

Grantors:

Kenneth Baxter

Sandra Randall

Shelia Gad

Shelia Gad

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 12th day of February, in the year 2024, before me the undersigned, personally appeared Kenneth Baxter, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 12th day of February, 2024.

William Altus Pryor
Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 12th day of February, in the year 2024, before me the undersigned, personally appeared Sandra Randall, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 12th day of February, 2024.

William Altus Pryor
Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 12th day of February, in the year 2024, before me the undersigned, personally appeared Shelia Gad, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 12th day of February, 2024.

William Altus Pryor
Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Certificate of Authenticity

I, Robert J. Votesteine, III, 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 12, 2024.

AFFIANT SIGNATURE

02/12/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 12th day of February, 2024.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026