Karen Johnson Davidson County
Batch# 1163481 DEEDQC
07/29/2024 03:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240729-0057143

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, July 29, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES 09/19/2027

New Owner Address:
Setters Ridge Trust
80 Battle Ridge Lane
Nolensville, TN 37135

Send Tax Bills To:
Same

Map-Parcel Number:
18700009800

QUITCLAIM DEED

Kenneth S. Legg and Claudia J. Legg, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Setters Ridge Trust**, dated July 29, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 29, 2024**.

Kenneth S. Legg

Claudia J. Legg

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Kenneth S. Legg and Claudia J. Legg**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 29, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

EXHIBIT A

Land in Davidson County, Tennessee, being bounded on the North and West by property of Rachel Yates Bonds, Deed Book 1148, page 141 Tract; the East by property of Andy Burkitt, Tax Map 187, parcel 21; The south by Tract #5-B of this survey. As described according to an unrecorded survey by Robert Francis, a licensed Surveyor (license No. 669) dated 24 January, 1986.

Beginning at a nail in the center line of Battle Road in line with the center line of a 50 foot right of way used to ingress and egress to other tracts of this survey, said nail being the SW corner of tract #1 of this survey, the SE corner of tract #2 of this survey and further identified as N 88 degrees 13' 30" W 293.63 feet from the SW corner of Andy Burkitt; thence leaving center road and with center line of 50 foot right of way as follows N 3 degrees 00' E, 405.76 feet to a pin; thence N 14 degrees 38' 50" E, 326.0 feet to a pin; thence N 55 degrees 44' 53" E, 225.0 feet to a pin; thence leaving center right of way and with North line of tract #1 of this survey S 83 degrees 08' E 50 feet to a pin in West fence of Andy Burkitt; thence with West fence of Burkitt, being East fence of right of way as follows N 3 degrees 08' E 631.6 feet to a pin by a post; thence N 3 degrees 25' E 178.0 feet to a pin; thence N 3 degrees 04' E 887.4 feet to a pin in a fence line; thence N 3 degrees 15' E 252.42 feet to a pin in fence line; thence N 03 degrees 24' E 300. 77 feet to a pin in fence line, this being the SE corner of this tract and the beginning of this survey; Thence crossing right of way and with North line of Tract #5-8 of this survey N 84 degrees 50' W 406.38 feet to a pin in East fence of Rachel Yates Bonds: thence with East fence of Bonds N 03 degrees 07' 11" E 640.43 feet to a pin by corner post, being the NW corner of this tract; thence with South fence of Bonds S 84 degrees 50' E 409.5 feet to a pin by corner post, this being the NE corner of this tract; thence with West fence of Andy Burkitt S 3 degrees 24' W 640.33 feet to the beginning, containing 6 acres more or less.

Included with this tract is a 50 foot right of way for private roadway easement as recorded in Deed Book 6653, page 29, R.O.D.C. for ingress and egress and for the laying and maintenance of water lines as needed by tract owners and in addition a 15-foot easement for power and phone service and maintenance shall be maintained West of and adjoining the same roadway. In addition a 50 foot right of way subject to the same uses and conditions as above for all utilities and roadway has been retained for the use of tract 5-A along the remaining East boundary of tract 5-B.

Being the same property conveyed to Kenneth S. Legg and Claudia J. Legg, husband and wife, from Lisa Anker, single woman, by deed of record in Instrument No. 20180814-0079991, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 80 Battle Ridge Lane, Nolensville, TN 37135.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 July 29, 2024.

Affiant Signature

July 29, 2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 29, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

