Karen Johnson Davidson County
Batch# 1181358 DEEDQC
09/13/2024 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240913-0070762

Prepared by:
JAMES F. CONLEY, attorney
111 West Grundy St.
Tullahoma, TN 37388

Owner & Tax Liability:
Kenneth Woods
5249 Collins Dr
Panama City, FL 32404

QUITCLAIM DEED

1st Council District Davidson County map 9 (formerly a portion of parcel 20)

That for and in consideration of the sum of one dollar, and for other good and valuable considerations, Sandra Baxter Randall, does demise, release and forever quitclaim unto Kenneth Woods, his heirs and assigns, all of our right, title, and interest, both legal and equitable, in and to a certain tract or parcel of land lying and being in the 1st Council District Davidson County, State of Tennessee, bounded and described as follows, to-wit: *a 12.01 acres tract, See attached Exhibit "A" for detailed legal description* Postal address: 8366 Riley Adcock

The three grantors are the only heirs at law of their father Fred Baxter. For the source of title see DB 6814, PG 267, and DB 8930, PG 6, Register's Office.

WITNESS OUR HAND, the 13th day of September 2024.

Sandra Baxter Randall

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a notary public in and for the said county and state, the within named Sandra Baxter Randall, the grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 13 day of September 2024.

JAMES F. CONLEY STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC /Commission Expires: 3-22-2027

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this
the 13 day of September, 2024.
Notary Public Ashley Gadeken
My Comm. Exp.: 3-15-26

ASHLEY GADEKEN STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Property Description

Exhibit A to Kenneth Woods deed

12.01 Acres

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 at a metal fence post, said pin being the northwest corner of Paul Odum in DB-20221128 0124414 R.O.D.C.T., and the northerly northeast corner of herein described tract; Thence with said Odum S 05°53'47" W, 337.36' to an existing iron pin at a metal fence post, a corner to Sandra Baxter in DB 8895, PG 532 R.O.D.C.T.; Thence leaving said Odum with said Baxter S 05°53'47" W, 157.65' to an existing iron pin in a cedar tree; Thence with said Baxter S 84°32'19" E, 652.80' crossing a gravel drive to an existing iron pin at a metal post in a fence line; Thence now leaving said Baxter generally with said fence for the next for the next three S 06°31'35" W, 57.73' to an existing iron pin; Thence S 06°46'35" W, 129.89' to an existing iron at a twin oak; Thence S 05°08'21" W, 131.85' to an existing iron pin at the northeast corner of tract one on the same survey; Thence now leaving said fence with said tract one for the next two calls: N 71°39'22" W, 838.50' to an existing iron pin; Thence S 17°29'39" W, 267.01' to an existing iron pin in the line of Monica Dillard in QCD-20221018 0113768 R.O.D.C.T., Thence with said Dillard N 71°39'22" W, 259.89' to an existing iron pin in the line of Julia Clark in DB-20231013 0080441 R.O.D.C.T.; Thence with said Clark N 07°14'10" E, 239.50' to an existing iron pin at a fence corner, said pin being a corner to Joseph Maloney; Thence with said Maloney N 05°27'17" E, 589.57' to an existing iron pin at a fence corner, a corner to Richard Machen in DB-20170901 0090165 R.O.D.C.T.; Thence with said Machen S 84°44'47" E, 473.33' to the point of beginning containing 12.01 acres.

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

TRUE COPY CERTIFICATION

I, JEREMY B. BELL, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 9-13-24.

AFFIANT SIGNATURE

Date: 9-13-24

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 13, day of September, 2024.

Notary's Signature

MY COMMISSIONS EXPIRES: 3-15-26

Notary's Seal:

ASHLEY CADEKEN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY