QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2055 N. Mt. Juliet Road, Suite 202; Mt. Juliet, TN 37122
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Kimberley C McDaniel
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2025.

Mary Gail Porter
NOTARY PUBLIC

COMMISSION EXPIRES: 12-5-2026

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1234310 DEEDQC
02/05/2025 11:10:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250205-0008745

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Kenneth Baxter, et. al. 8200 Ellis Road Joelton, TN 37080	Same as Owner	004 00 0 022.80

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **RODNEY T. SULLIVAN** (hereinafter "Grantor"), do hereby convey, remise, release and quitclaim unto **KENNETH BAXTER, SANDRA RANDALL, and SHELIA GAD** (hereinafter "Grantees"), and their heirs, successors and assigns, all of my right, title and interest in and to the following described tract (parcel) of land 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 a part of the same property conveyed to Fred Baxter and wife, Evelyn Kay Baxter by Quitclaim Deed from Fred Baxter dated October 10, 2002 and recorded in Instrument No. 20021010-0124079 in the Register's Office for Davidson County, Tennessee. The said Fred Baxter and Evelyn Kay Baxter were subsequently divorced by Final Decree of Divorce entered in Case No. 17625 in the Circuit Court for Marion County, Tennessee, entered on August 10, 2009, nunc pro tunc to April 2, 2009, and recorded on May 31, 2023 in Instrument No. 20230531-0040993 in said Register's Office. Said Final Decree ordered the division of the property described in the foregoing Quitclaim Deed with Evelyn Kay Baxter to receive 12 acres and the pole barn on the property and Fred Baxter to receive the remaining 5 acres and trailer on the property. Said Final Decree ordered Fred Baxter to be responsible for the cost of a survey to divide the property as specified by the Final Decree and for Quitclaim Deeds to be executed by each party conveying to the other party the part of the property awarded to that party. Such a survey was not done contemporaneously nor were the Quitclaim Deeds. Fred Baxter died on February 26, 2013 leaving Kenneth Baxter, Sandra Randall, and Shelia Gad, his children and the Grantees herein, as his sole heirs at law. Evelyn Kay Baxter died on November 15, 2022 leaving a Last Will and Testament (the "Will") admitted to probate in Docket No. 23PR-116 in the Chancery Court for Coffee County, Tennessee. The Will devised and bequeathed all of her property to her son, Rodney T. Sullivan, the Grantor herein which would include any interest she may have retained in the above-described property after the entry of the above-described Final Decree. This conveyance is for the purpose of divesting Grantor, being the sole devisee of Evelyn Kay Baxter, of all such rights as she may have retained in the foregoing described property after the entry of the above-described Final Decree, thus effectuating the division thereof described therein.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

DULY EXECUTED this 17th day of December, 2024.

Rodney T. Sullivan, Grantor

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney T. Sullivan, the within named bargainor, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, and further upon oath acknowledged that he did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 17th day of December, 2024.

Commission Expires: 09/22/2026

Notary Public

LISA R. SCHEFFLER
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Certificate of Authenticity

I, Anthony N. Greco, 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 the 5 day of February, 20 25.

02/05/2025
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 5 day of February, 2025.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027