QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1235175 DEEDQC
02/07/2025 08 16 59 AM 3 pgs
Fees $17 00 Taxes $0 00

20250207-0009305

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 THE 31 DAY OF Dec, 2024

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-08-2028

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Lance T. Carter	**NEW OWNER**	
(NAME)	(NAME)	
5586 Higdon Rd		**P/O 03600001600**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO ESTABLISH A NEW TRACT FROM THE PARENT PARCEL AND GENERATE SEPARATE MAP AND PARCEL NUMBERS

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lance T Carter ("Grantor") by these presents does herby convey, assign, and quitclaim to Lance T. Carter, ("Grantee") his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit·

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 36, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN THE 1st COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY HIGDON ROAD ON THE WEST; THE REMAINDER OF THE LANCE T. CARTER PROPERTY ON THE NORTH AND EAST; FRED LABOUR ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83 NAVD88).

COMMENCING AT AN EXISTING ½" REBAR WITH CAP (N:706629.62 E:1685787.90) ON THE EAST SIDE OF HIGDON ROAD (25' FROM THE CENTER), BEING THE SOUTHWEST CORNER OF JORDAN RUSSELL WELCH (REF. INSTRUMENT # 20091203-0110764, R.O.D.C. - PARCEL ID 03600001500); THENCE WITH THE EAST SIDE OF HIGDON ROAD S13°53'11"W 113.76' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312", THE TRUE POINT OF BEGINNING ON THE FOLLOWING DESCRIBED TRACT;

THENCE SEVERING THE LANCE T. CARTER PROPERTY WITH NINETEEN NEW LINES S55°32'13"E 36.55' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S60°13'49"E 119.44' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S24°13'38"E 64.22' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S26°04'13"E 36.81' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S07°20'14"W 199.59' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S25°09'55"E 136.01' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S29°14'42"E 61.72' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S36°40'42"E 237.64' TO

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AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S36°46'30"E 219.77' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S39°25'33"E 100.99' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S43°02'44"E 70.68' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S39°39'25"W 22.65' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S27°11'46"E 59.12' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S67°15'44"E 67.61' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S00°34'40"E 90.22' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S19°01'36"E 161.57' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S11°56'40"E 103.02' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE S21°42'06"E 107.13' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE N76°51'07"W 83.26' TO A ½" REBAR SET WITH CAP STAMPED "DONEGAN RLS 3370" ON THE EAST SIDE OF HIGDON ROAD (25' FROM THE CENTER); THENCE WITH THE EAST SIDE OF HIGDON ROAD WITH A CURVE TO THE LEFT WITH A RADIUS OF 1760.38', WITH AN ARC LENGTH OF 121.27', WITH A CHORD BEARING AND DISTANCE OF N20°27'38"W 121.25' TO A POINT; THENCE N22°26'03"W 239.77' TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 543.70', WITH AN ARC LENGTH OF 162.56', WITH A CHORD BEARING AND DISTANCE OF N30°59'59"W 161.96' TO A POINT; THENCE N39°33'56"W 200.33' TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 6904.20', WITH AN ARC LENGTH OF 125.84', WITH A CHORD BEARING AND DISTANCE OF N40°05'15"W 125.84' TO A POINT; THENCE N40°36'35"W 290.90' TO A POINT; THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 572.47', WITH AN ARC LENGTH OF 277.99', WITH A CHORD BEARING AND DISTANCE OF N26°41'55"W 275.26' TO A POINT; THENCE N12°47'15"W 51.18' TO A POINT; THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 569.21', WITH AN ARC LENGTH OF 264.99', WITH A CHORD BEARING AND DISTANCE OF N00°32'58"E 262.61' TO A POINT; THENCE N13°53'11"E 61.08' TO THE TRUE POINT OF BEGINNING, CONTAINING 5.02 ACRES, MORE OR LESS, ACCORDING TO PROJECT # 37 BY DONEGAN FAMILY LAND SURVEYING LLC, WILLIAM B. DONEGAN, R.L.S. # 3370, 204 N. MAIN STREET, SUITE 18, DICKSON, TENNESSEE 37055, AND DATED DECEMBER 6, 2024.

BEING A PORTION OF THE SAME PROPERTY conveyed to Lance T. Carter by warranty deed form Nicholas W. Fischer of record at Instrument No. 20190701-0063681, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

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Witness my hand this the 31 day of Dec, 2024

Lance T Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lance T Carter (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 31 day of Dec, 2024

Notary Public
My Commission Expires



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