QUITCLAIM DEED Karen Johnson Davidson County Batch # 1235175 DEEDQC 02/07/2025 08 16 59 AM 3 pgs Fees $17 00 Taxes $0 00 20250207-0009306	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 11-08-2028

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 AND THE REMAINDER OF THE LANCE T. CARTER PROPERTY ON THE WEST; JORDAN RUSSELL WELCH ON THE NORTH; THE REMAINDER OF THE LANCE T. CARTER PROPERTY ON THE EAST AND SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

BEGINNING 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 SOUTH LINE OF WELCH S84°35'35"E 554.77' TO AN EXISTING ½" REBAR WITH CAP AT THE BASE OF A STUMP ON THE SOUTH SIDE OF A 10' PRIVATE GRAVEL ROAD KNOWN AS PARADISE OF COTTON PATCH ROAD (REF. DEED BOOK 2022 PAGE 19, R.O.D.C.), AND BEING THE SOUTHWEST CORNER OF DUSTIN HEMARK (REF. INSTRUMENT # 20220628-0074029, R.O.D.C. - PARCEL ID 03600002400); THENCE SEVERING THE LANCE T. CARTER PROPERTY WITH NINE NEW LINES S02°10'09"E 691.52' TO A ½" REBAR SET WITH CAP STAMPED "DONEGAN RLS 3370" AT THE BASE OF A 25" RED OAK TREE; THENCE N76°45'34"W 376.96' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE N29°14'42"W 61.72' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE N25°09'55"W 136.01' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE N07°20'14"E 199.59' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312; THENCE N24°53'55"W 101.02' TO AN EXISTING ½"

PH

REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE N60°13'49"W 119.44' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312"; THENCE N55°32'13"W 36.55' TO AN EXISTING ½" REBAR WITH CAP STAMPED "CRABTREE 2312" ON THE EAST SIDE OF HIGDON ROAD (25' FROM THE CENTER); THENCE WITH THE EAST SIDE OF HIGDON ROAD N13°53'11"E 113.76' TO THE POINT OF BEGINNING, CONTAINING 6.92 ACRES, MORE OR LESS, ACCORDING TO JOB # 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.

IN FAVOR OF AND SUBJECT TO THE ABOVE TRACT IS A 10' PRIVATE ROAD KNOWN AS PARADISE OF COTTON PATCH ROAD AS REFERENCED IN DEED BOOK 2022 PAGE 19, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE TRACT IS SUBJECT TO A 10' WATER LINE EASEMENT RUNNING ALONG THE SOUTH SIDE OF PARADISE OF COTTON PATCH ROAD AND ALONG THE NORTH LINE OF THE ABOVE TRACT, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 SOUTH LINE OF WELCH S84°35'35"E 365.09' TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT; THENCE S73°37'14"E 26.27' TO A POINT; THENCE S84°35'35"E 164.82' TO A POINT BEING THE TERMINUS OF SAID EASEMENT, SAID POINT BEING LOCATED S02°10'09"E 5.04' FROM AN EXISTING ½" REBAR WITH CAP AT THE BASE OF A STUMP, BEING THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT.

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.

PH

Witness my hand this the 31 day of Dec, 2024

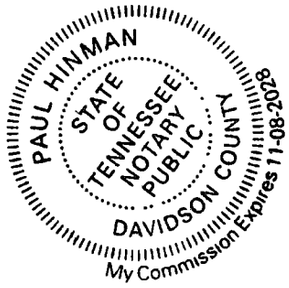
Lance T Carter

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



PH