QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1235175 DEEDQC
02/07/2025 08 16 59 AM 4 pgs
Fees $22 00 Taxes $0 00

20250207-0009307

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)	**P/O 03600001600**
5586 Higdon Rd		
(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 THE REMAINDER OF LANCE T. CARTER ON THE WEST; DUSTIN HEMARK ON THE NORTH; MICKEY T. FRANKLIN, DUDLEY FRANKLIN EDWARDS, SUSAN A. CONWAY, AND CHELSEA CROWELL ON THE 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 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), THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT;

THENCE WITH THE SOUTH LINE OF HEMARK S85°03'48"E PASSING THE CENTER OF PARADISE OF COTTON PATCH ROAD AT 223.53', IN ALL 270.00' TO A ½" REBAR SET WITH CAP STAMPED "DONEGAN RLS 3370", BEING IN THE WEST LINE OF MICKEY T. FRANKLIN (REF. INSTRUMENT # 20171204-0123393, R.O.D.C. - PARCEL ID 03700006500); THENCE WITH THE WEST LINE OF FRANKLIN S31°19'08"E 159.20' TO A POINT IN THE CENTER OF PARADISE OF COTTON PATCH

ROAD LOCATED N21°53'21"W 5.81' FROM AN EXISTING ½" REBAR WITH CAP STAMPED "CHAPDELAINE RLS 1444", SAID POINT BEING THE SOUTH WEST CORNER OF DUDLEY FRANKLIN EDWARDS (REF DEED BOOK 4083 PAGE 277, R.O.D.C. - PARCEL ID 03700004400) AND THE NORTHWEST CORNER OF SUSAN A. CONWAY (REF. INSTRUMENT #20210318-0036020, R.O.D.C. - PARCEL ID 03700000500); THENCE WITH THE WEST LINES OF CONWAY S39°52'52"E 122.26' TO AN EXISTING ⅝" REBAR; THENCE S05°49'25"E 714.37' TO AN EXISTING ½" REBAR WITH CAP ON THE EAST SIDE OF A GRAVEL DRIVE; THENCE CROSSING THE GRAVEL DRIVE S74°55'31"W 295.30' TO AN EXISTING ⅞" REBAR; THENCE S22°21'39"E 380.01' TO AN EXISTING ½" REBAR STAMPED "BB GIBBS" ON THE WEST SIDE OF A GRAVEL DRIVE, BEING THE NORTHWEST CORNER OF CHELSEA CROWELL (REF. INSTRUMENT # 20171023-0108386, R.O.D.C. - PARCEL ID 03700007100); THENCE WITH THE WEST LINE OF CROWELL S22°49'18"E 569.64' TO AN EXISTING ¾" REBAR, BEING IN THE NORTH LINE OF FRED LABOUR (REF. DEED BOOK 8971 PAGE 417, R.O.D.C. - PARCEL ID 03700000700); THENCE WITH THE NORTH LINES OF LABOUR N81°34'40"W 339.32' TO AN EXISTING ½" REBAR STAMPED "CRABTREE 2312"; THENCE N81°39'08"W 31.33' TO AN EXISTING ½" REBAR WITH CAP ON THE EAST SIDE OF HIGDON ROAD (25' FROM THE CENTER); THENCE WITH EAST SIDE OF HIGDON ROAD N12°01'58"W 51.21' TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 1760.38', WITH AN ARC LENGTH OF 198.31', WITH A CHORD BEARING AND DISTANCE OF N15°15'36"W 198.20' TO A ½" REBAR SET WITH CAP STAMPED "DONEGAN RLS 3370"; THENCE SEVERING THE LANCE T. CARTER PROPERTY WITH FOURTEEN NEW LINES S76°51'07"E 83.26' TO AN EXISTING ½" REBAR STAMPED "CRABTREE 2312"; THENCE N21°42'06"W 107.13' TO AN EXISTING ½" REBAR STAMPED "CRABTREE 2312"; THENCE N11°56'40"W 103.02' TO AN EXISTING ½" REBAR STAMPED "CRABTREE 2312"; THENCE N19°01'36"W 161.57' TO AN EXISTING ½" REBAR STAMPED "CRABTREE 2312"; THENCE N00°34'40"W 90.22' TO AN EXISTING ½" REBAR STAMPED "CRABTREE 2312"; THENCE N67°15'44"W 67.61' TO AN EXISTING ½" REBAR STAMPED "CRABTREE 2312"; THENCE N27°11'46"W 59.12' TO AN EXISTING ½" REBAR STAMPED "CRABTREE 2312"; THENCE N39°39'25"E 22.65' TO AN EXISTING ½" REBAR STAMPED "CRABTREE 2312"; THENCE N43°02'44"W 70.68' TO AN EXISTING ½" REBAR STAMPED "CRABTREE 2312"; THENCE N39°25'33"W 100.99' TO AN EXISTING ½" REBAR STAMPED "CRABTREE 2312"; THENCE N36°46'30"W 219.77' TO AN EXISTING ½" REBAR STAMPED "CRABTREE 2312"; THENCE N36°40'42"W 237.64' TO AN EXISTING ½" REBAR STAMPED "CRABTREE 2312"; THENCE S76°45'34"E 376.96' TO A ½" REBAR SET WITH CAP STAMPED "DONEGAN RLS 3370" AT THE BASE OF A 25" RED OAK; THENCE N02°10'09"W 691.52' TO THE TRUE POINT OF BEGINNING, CONTAINING 16.14 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.

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.

IN FAVOR OF THE ABOVE TRACT IS A 10' WATER LINE EASEMENT RUNNING ALONG THE SOUTH SIDE OF PARADISE OF COTTON PATCH ROAD AND ALONG THE NORTH LINE OF LANCE T. CARTER'S 6.92 ACRE TRACT TO THE WEST 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 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 NORTHWEST CORNER OF THE ABOVE 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.

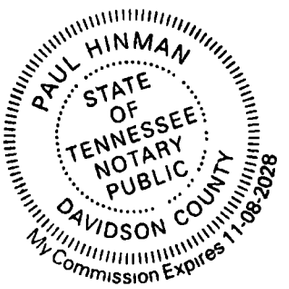
Lance T. Carter

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