Name and Address of New Owner:
Joelton Farms, LLC
7631 Bidwell Rd.
Joelton, TN 37080

Karen Johnson Davidson County
Batch # 1238102 DEEDQC
02/18/2025 01:44:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250218-0011819

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: **Part of 008-081.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joelton Farms, LLC, a Tennessee limited liability company, (erroneously referred to as Joelton Farm, LLC in the prior deed)** "the Grantor," conveys and quitclaims unto **Joelton Farms, LLC, a Tennessee limited liability company,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Beginning at a concrete monument (old), in the westerly margin of Bidwell Road, the southeast corner of a tract of land which belongs to Mary Alice Aldridge, having a deed reference in I.N. 20161202-0126640, RODCT, the northeast corner of this tract and continuing, as follows:

S 07°26'50" W, 120.53 feet to an iron pin (new), in the westerly margin of said road;
thence with a new line, as follows:
S 75°52'43" W, 347.66 feet to an iron pin (new);
thence, S 77°09'43" W, 392.09 feet to an iron pin (new);
thence, S 85°56'36" W, 483.06 feet to an iron pin (new), in the easterly boundary of a tract of land which belongs to Fred Carney, having a deed reference in I.N. 20040819-0100161, RODCT;
thence, N 11°21'20" W, 202.44 feet to an iron pin (old), in the easterly boundary of said tract of land which belongs to Fred Carney, a corner of a second tract of land which belongs to Fred Carney, having a deed reference in I.N. 20031208-0175790, RODCT;
thence, N 74°19'32" E, passing a common corner of said second mentioned tract of land which belongs to Fred Carney, and a corner of a third tract of land which belongs to Fred Carney, having a deed reference in I.N. 20020408-0042567, RODCT, 545.01 feet to an iron pin (old), in the southerly boundary of said third mentioned tract of land which belongs to Fred Carney, a corner of said tract of land which belongs to Mary Alice Aldridge;
thence with the boundary of said tract of land which belongs to Mary Alice Aldridge, as follows:
S 22°49'20" E, 144.67 feet to an iron pin (new);
thence, N 88°22'00" E, 447.06 feet to an iron pin (old);
thence N 66°18'26" E, 250.11 feet, to the point of beginning, containing 5.00 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated August 6, 2024

The survey map has been recroded in Instrument No. 20250218 0011818 for reference herein.

Being part of the same property conveyed to Joelton Farm, LLC by Warranty Deed from Randall H. Alexander and Christi R. Alexander, dated February 17, 2022 and filed of record in Instrument No. 20220302-0023457, Register's Office for Davidson County, Tennessee.

Being improved property located at 7631 Bidwell Rd., Joelton, Tennessee 37080.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 12 day of February, 2025.

Angela de Lugo (SEAL)
Angela de Lugo, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Steven P. Disser of the state and county mentioned, personally appeared Angela de Lugo, Managing Member of Joelton Farm, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Member of Joelton Farm, LLC, the within named bargainor, a Limited Liability Company, and that such Angela de Lugo, Managing Member of Joelton Farm, LLC. as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand, at office, this 12th day of February, 2025.

Notary Signature
My commission expires: 3/3/25

STEVEN P DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angela de Lugo
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of February, 2025.

Notary Signature
My commission expires: 3/3/25

STEVEN P DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY