Karen Johnson Davidson County
Batch # 1255716 DEEDQC
04/02/2025 11:16:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250402-0025027

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills to:	
Jeffrey S Seeman and Cynthia L Seeman as Co-Trustees of the Jeffrey Stephen Seeman and Cynthia Lee Seeman Revocable Living Trust. 6024 Cane Ridge Rd, Antioch, TN 37013-3911	Valon Mortgage 9450 SW Gemini Dr PMB 28754, Beaverton, OR 97008 Loan #*****87324	**Map-Parcel Number** 182-00-0-110.00

KNOW ALL MEN BY THESE PRESENTS, that Jeffrey S Seeman and Cynthia L Seeman, husband and wife, ("*Grantors*"), for and in consideration of $10.00, do hereby release, remise, quitclaim and convey unto Jeffrey Stephen Seeman and Cynthia Lee Seeman, Trustees under the Jeffrey Stephen Seeman and Cynthia Lee Seeman Revocable Living Trust dated January 28th, 2025 ("*Grantees*"), their successors and assigns, all of their right, title and interest in and to property in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land lying wholly within the Fifth Civil District of Davidson County, Tennessee, and is bound in general on the North by C. Bonds, on the East by Mary Bonds Hogue, on the South by C. Bonds, and on the West by Cane Ridge Road, more specifically:

Commencing at an iron pin in the East margin of Cane Ridge Road said point being Mary Bonds Hogue's Southeast comer, thence with the East margin of said Road North 34 deg. I5' West 660 feet to the point of beginning, thence continuing with said East margin North 34 deg. 15' West 230 feet to the stake; thence with two new staked lines North 44 deg. 30' East 540 feet and South 42 deg. 30' East 371 feet to a stake in Mary' Bonds Hogue's West line; thence with said line South 8 deg. 30' West 289.4 feet to a stake; thence South 87 deg. 45' West 452 feet to the point of beginning containing 5.37 acres, more or less, according to a survey made by Billy Carl Tomlin, Surveyor, dated April 29, 1975.

Included in the above description but EXCLUDED therefrom is the property sold in Book 8407. Page 871, Register s Office for Davidson County, Tennessee, described as follows:

A tract of land described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated March 24, 1988, and Revised April 11, 1988, and known as Job No. 880035, more particularly described as follows:

Beginning at an iron pin, set in the original line of the Charles G. Leeper property of record in Book 4921, page 214, and the original line of the Kenneth W. Williams property of record in Book 6641, Page 639, Registers Office for Davidson County, Tennessee, said point of beginning being N 44 deg. 56' 14'' E 328.89 feet from the westernmost common corner of the Leeper property and the Williams' property; thence with the original line N 44 deg. 56' 14" E 211.11 feet to a point; thence continuing with said original properly line S 47 deg. 21' 18" E 221.26 feel to an iron

pin; thence leaving the original property line and severing the Charles G. Leeper property the following calls: N 84 deg. 48' 36" W 27.01 feet to an iron pin; thence N 46 deg. 53" 16" W 103.24 feet to an iron pin: thence S 81 deg. 55' 59" W 11.82 feet to an iron pin; thence S 60 deg. 09' 09" W 114.10 feet to the point of beginning, containing 0.24 acres, more or less.

Also included but EXCLUDED from the original tract is that land sold in Deed Book 8423, Page 92, Register's Office for Davidson County, Tennessee, and described as follows:

A tract of land in Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated March 24, 1988, and Revised April 11, 1988, Known as Job No. 880035, more particularly described as follows:

Beginning at an iron pin, said point of beginning being the original eastern-most common corner of the Kenneth W. Williams property of record in Book 6641, page 639, and the Charles G. Leeper property of record in Book 4921, page 214, Register's Office for Davidson County, Tennessee; thence with the original line between said properties N 47 deg. 21' 18" W 118.22 feet to an iron pin; thence leaving said original property line and severing the Williams' property S 84 deg. 48' 36" E 97.72 feet to an iron pin in a fence line; thence with the fence and Williams' original easterly line S 08 deg. 16' 26" W 72.00 feet to the point of beginning, containing 0.08 acres, more or less.

Being the same property conveyed to Peggy M. Bowling, by Warranty Deed from Charles G. Leeper and wife, Linda O. Leeper dated June 14, 1994 recorded June 17, 1994, of record in Book 9381, Page 659 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Anthony L. Glover and wife, Vickie L. Glover, by Quitclaim Deed from Peggy M. Bowling, married dated December 16, 1994 recorded December 16, 1994, of record in Book 9548, Page 309 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cynthia L. Seeman and Jeffrey S. Seeman, married, by Warranty Deed from Anthony L. Glover and wife, Vickie L. Glover dated April 22, 2021, Instrument Number# 20210427-0055814, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ○

This is improved ● property, known as 6024 Cane Ridge Road, Antioch, TN 37013

~~To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever, and we do covenant with the said Grantees that we are lawfully~~

~~seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.~~

This instrument was prepared based on information presented by the parties and without the benefit of title search or survey.

IN TESTIMONY WHEREOF I have hereunto set my hand this 26TH **day of** MARCH **,20**25**.**

Grantor: Jeffrey S Seeman

Grantor: Cynthia L Seeman

STATE OF TENNESSEE **, COUNTY OF** RUTHERFORD

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jeffrey S and Cynthia L Seeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 26 day of March , 2026

JUSTIN PARTIDA NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

Notary Public

My commission expires: 5/16/2027

Pursuant to T.C.A. § 67-4-409(3)(F), this transfer is exempt from recordation tax as such transfer is effected to TRANSFER the subject property TO A REVOCABLE LIVING TRUST CREATED BY THE GRANTORs.

PREPARED BY: Jeffrey S. Seeman

STATE OF TENNESSEE