Karen Johnson Davidson County
Batch# 1271802 DEEDQC
05/12/2025 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250512-0037173

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
J. D. Lane 9578 S Harpeth Rd Nashville, TN 37221	NEW OWNER	168-013.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John T. Lane**, by these presents does hereby quitclaim and convey unto **John David Lane** their heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

A tract of land in the 9th Civil District of Davidson County, Tennessee, described partly according to a survey made by Watkins and Murray on November 4, 1946, as follows:

Beginning at a stake in a fence line in T.J. Allison's north line at the S.W. corner of the property conveyed to C.D. King and wife, Katherine Cartwright King, by deed from Dixie B. Smith Kinzer and husband, of record in Book 1345, Page 206, R.0.D.C.,T.; thence along the new fence line N. 36 deg. 45' W. 816 feet to a 48" elm; thence S. 74 deg. 40' W. 640.6 feet to a stake in the center of Dry Branch Lane; thence along the center line of the lane, north 15' W. 231 feet to a stake in the W. margin of said lane; thence leaving the lane N. 69 deg. W. 132 feet to a stake; thence S. 44 deg. 30° W. 643.5 feet to a stake; thence S. 24 deg. 30' W. 330 feet to a stake in the east bank of the South Harpeth River, thence S. 23 deg. 15' E. 627 feet to a stake on the east bank of said river; thence S. 54 deg. 30° W. to the center of said river; thence with the center of said river as it meanders generally, S. 31 deg. E. 575 feet to a point in the T.J. Allison's westerly line; thence with this line N. 30' W. 1209.7 feet to an inner corner of the Alison's property, being a fence comer; thence along the fence S. 87 deg. E. 1414 feet to the beginning, containing 26.7 acres, more or less.

Being the same property Conveyed to John T. Lane and wife, Elaine K. Lane subject to a life estate retained by Annie Mae King, by Quitclaim Deed dated June 1, 1997 and recorded June 4, 1997 in Book 10478, Page 607, Register's Office of Davidson County, Tennessee. Elaine K. Lane and Annie Mae King having since died

INCLUDED IN THE ABOVE BUT SPECIFICALLY EXCLUDED THEREFROM IS THE FOLLOWING:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey of Perry A. Chapdelaine, Jr., dated August 30, 1982, as follows:

BEGINNING at in IR(N) in the northeasterly line of the property of Fred L. King and et ux. and the southeast fine of C.D. King et ux. property and being N 36 degrees 45' W, 68.4 feet from Fred L King et ux., southeast corner; thence, N 84 degrees 03' 30° W,

269.08 feet to a post; thence, N 02 degrees 08' 52" W, 114.29 feet to a post; thence N 31 degrees 40° 08° W, 518.67 feet to an IR(N) in the north line of Fred L King et ux. property; thence, along his original north line and along a fence N 75 degrees 49' 22" E, 94.5 feet to a 48' dead elm; thence, along Fred L. King et ux. original northeast line and along the southwest line of James L. King and C.D. King properties and along a fence S 36 degrees 45' 00" E, 757.01 feet to the point of beginning, containing 2.04 acres, more or less.

Being the same property conveyed to L. Elaine King by deed of record in Book 5842, Page 526, Register's Office for Davidson County, Tennessee.

This property is commonly known as 9584 South Harpeth Road, Nashville, TN 37221.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 12th day of May 2025.

COURTNEY MOORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY

Affiant

Notary Public

My commission expires:
(Affix Seal)

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of May 2025.

John T Lane

John T. Lane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **John T. Lane** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 12th day of May 2025.

Notary Public

COURTNEY MOORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY

My Commission Expires: 1-24-2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 12. 2025.

Affiant Signature

12th day of May, 2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028