***THE INFORMATION CONTAINED HEREIN WAS PROVIDED BY THE GRANTOR AND PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER HAS MADE NO DETERMINATION AS TO THE STATUS OF THE TITLE OR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN.***

**This instrument was prepared by:**
**Griffin Law Group, PLLC**
**Brandon S. Griffin**
**Attorney at Law**
**621 N Spring St.**
**Sparta, TN 38583**

**Owner's Name and Tax Address:**
**The Samuel and Barbara Bates Revocable Living Trust**
7436 Indian Creek Rd.
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 1276035 DEEDQC
05/21/2025 10:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250521-0039996

**Map - Parcel Number 100 00 0 040.00**

**QUITCLAIM DEED**

**FOR AND IN CONSIDERATION** of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged that We, **COOPER BATES and wife, BARBARA R. BATES,** hereinafter referred to as "Grantors", do hereby quitclaim, transfer and convey unto **THE SAMUEL AND BARBARA BATES REVOCABLE LIVING TRUST**, hereinafter referred to as "Grantee", all our right, title and interest in and to this real estate located in the in Davidson County, Tennessee and described as follows:

TRACT NO. 7
A tract of land in the Eighth Civil District of Davidson County, Tennessee and more particularly described as follows:
Beginning at a metal fence post, same being on the west side of the existing Indian Creek Road and also being 1326.80 feet along the west side of the existing Indian Creek Road south of Cobb's south property line, thence along the existing road S. 0 degrees 29' W, 150.00 feet to a point, thence on a curve with a radius of 276.09 feet for a distance of 153.33 feet to a metal post, thence leaving the existing road, N 83 degrees 12' W, 1163.95 feet to a metal post, thence N 3 degrees 50" W, 168.21 feet to a metal post, thence S 89 degrees 31' E, 1128.10 feet to the point of beginning, containing 6.0 acres, more or less, according to a survey dated March 9, 1976 by Dwayne Caldwell. Included in this description but excluded from this conveyance is a 50 foot right-of-way as set forth in Davidson County Project #8-BX, dated 12/7/44.

SAID PROPERTY IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. Mobile homes or any temporary living quarters shall not be allowed on this property
2. Any home constructed shall be no less than 1000 sq. ft. living area on the ground level.

3. Inoperable vehicles of any kind shall not be allowed on this property and will be towed away at owner's expense.

This property is known as: 7436 Indian Creek Rd., Nashville, Tennessee 37209

**THE PREVIOUS AND LAST** conveyance being an Installment Deed conveyed from Rowena H. O'Brien, unmarried, to **COOPER BATES and wife, BARBARA R. BATES recorded** in Deed Book 5017, page 130, in Register Office for Davidson County, Tennessee.

**IN WITNESS WHEREOF**, the undersigned have caused this instrument to be executed by hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 27th day of May, 2025.

Cooper Bates
**COOPER BATES**

Barbara R. Bates
**BARBARA R. BATES**

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **COOPER BATES and BARBARA R. BATES**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal on the 20 day of May 2025.

Landon Earps
NOTARY PUBLIC

My Commission Expires: 3.9.27

LANDON EARPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 9, 2027

## OATH OF CONSIDERATION

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

Affiant SCOTT N. ESTES

Subscribed and sworn to before me this the 20 day of May, 2025.

NOTARY PUBLIC

My commission expires: 3.9.27

LANDON EARPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
March 9, 2027

***OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED.***

Certificate of Authenticity

I, SEAN H. O'SHEA, 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 20, 2025
Date

Affiant Signature

5/20/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of May, 2025.

Notary's Signature

My Commission Expires: 3.9.27
Date

Notary's Seal (if on paper)

LANDON EARPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 9, 2027