This Instrument Prepared Without Title Search
From Information Provided by the Parties, by:
DAVID KENNEDY, JR. ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214
PH: (615) 883-4998

BILL GARRETT, Davidson County
Trans:T20130043609 DEEDQC
Recvd: 05/24/13 09:41 4 pgs
Fees:27.00 Taxes:0.00
20130524-0052672

FROM: **JOHN A. McCORMICK, Individually**

TO: David Kennedy, Jr., Trustee

AND

FROM: David Kennedy, Jr., Trustee

TO: **JOHN A. McCORMICK and wife, DIANE B. McCORMICK,**
(to create a tenancy by the entirety)

ADDRESS NEW OWNERS:
JOHN A. McCORMICK, et ux
5865 Pettus Road
Antioch, TN 37013

SEND TAX BILLS :
SAME

MORTGAGEE:
NONE

MAP & PARCEL:
17400015500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, John A. McCormick, Individually, have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 5th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin set in the westerly right-of-way of Pettus Road, approximately 1490 feet south of the center line of Pettus Road; thence with the said right-of-way South 1 deg. 30' 00" West, 100 feet to an iron pin set; thence North 88 deg. 30' 00" West, 450.00 feet to an iron pin set; thence South 37 deg. 13' 43" West, 262.37 feet to an iron pin set; thence South 1 deg. 47' 24" West, 96.05 feet to an iron pin set; thence South 87 deg. 09' 26" West, 1207.49 feet to an iron pin set in a fence; thence north 0 deg. 00' 52" West, 330.91 feet to an iron pin set in a fence; thence South 89 deg. 57' 07" East, 1215.09 feet to an iron pin set; thence North 2 deg,16' 05" East 101.08 feet to an iron pin set; thence North 77 deg. 23' 10" East, 155.09 feet to an iron pin set; thence South 88 deg. 30' 00" East, 450.00 feet to the beginning, containing 10.03 acres, more or less, and known as Tract III.

Being the same property conveyed by Warranty Deed to John A. McCormick, a single person, from Michael J. Calvin and wife, Patricia D. C alvin, dated April 16, 1997, of record in Book 10421, Page 654, Register's Office for Davidson County, Tennessee. The said John A. McCormick is now married to Diane B. McCormick.

This property is conveyed subject to all restrictive covenants, rights-of-way, setback lines, and easements of record in the Register's Office for Davidson County, Tennessee (including, but not limited to, those of record in Book 5840, Page 676).

This is improved property located at and known as 5865 Pettus Road, Antioch, Davidson County, Tennessee, 37013.

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out herein, do hereby quitclaim and convey unto **JOHN A. McCORMICK and wife, DIANE B. McCORMICK, as tenants by the entirety,** their heirs and assigns, all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 21st day of May, 2013.

JOHN A. McCORMICK

DAVID KENNEDY, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **JOHN A. McCORMICK**, 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 21st day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 3/3/2014

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 21st day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 3/3/2014

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 21st day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 3/3/2014

