STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS

$ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19 DAY OF July, 2013.

NOTARY PUBLIC

My Commission expires: 8-13-14

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. 13040012

| Address of New Owner | Send Tax Bills To: | Tax Information |
|---|---|---|
| Sarah Kelly and Gaben Sistrunk<br>4458 Pond Creek Road<br>Pegram, Tennessee 37143 | Same | 086-016.00 (Cheatham)<br>099-00-0-001.01 (Davidson) |

BILL GARRETT, Davidson County
Trans:T20130064438 DEEDQC
Recvd: 07/29/13 11:07 3 pgs
Fees:22.00 Taxes:0.00
20130729-0078447

# QUITCLAIM DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideratio, I, **Sarah Kelly, unmarried**, do here by quitclaim and convey unto **L. Broner McCoy, Trustee**, for the express purpose of making a reconveyance to **Sarah Kelly and Gaben Sistrunk, both unmarried**, as equal tenants in common with the right of survivorship, the following described property:

A certain tract or parcel of land in Davidson and Cheatham Counties, State of Tennessee, described as follows, to-wit:

Land located in the 9th Civil District of Cheatham County, Tennessee and the 35th Councilman District of Davidson County, Tennessee on the easterly margin of pond creek road and bounded on the north and west by warren, on the north by Jenkins, on the east and south by Whaley and described according to a survey dated 11-7-06 by Kenneth W. Morton, TN.R.L.S. NO. 623 as follows:

Beginning at a iron rod (new) on the fast margin of pond creek road on the north side on a concrete driveway, said point being the southwest corner of Jesse C. Warren, Jr. (Book 181, Page 233 R.O.C.C., TN.) and the northwest corner of the herein described land; thence leaving said road margin with the southerly line of warren South 66 degrees 25' 00" East 128.70 feet to an iron rod (new) on the north side op said driveway; thence continuing with warren South 39 degrees 55' 00" East 258.20 feet to an iron rod (new) on the north side of a farm road; thence South 56 degrees 42' 02" East 91.41 feet to an iron rod (old) in a fence line, said point being the south east corner of Jesse C. Warren, Jr. (Book 8283, Page 246 R.O.D.C, TN.); thence with the easterly line warren North 30 degrees 21' 51" East 685.94 feet to an iron rod (old) in a fence line, said point being in the southerly line ok Tony R. Jenkins (instrument #20000609-00580445 R.O.D.C, TN.) and the northeast corner of warren; thence with the southerly line of Jenkins North 87 degrees 29' 00" East 270.00 feet to an iron rod (new) in a fence line, said point being the northeast corner of the herein described land; thence with three new lines severing the land of Edna W. Whaley, Trustee (Book 11514, Page 311 R.G.D.C., TN.) South 31 degrees 12' 52" West 857.74 feet to an iron rod (new) by a fence corner post on the south side of a farm road, said point being the southeast corner of the herein described land; thence with a fence line North 61 degrees 03' 28" West 221.64 feet to an iron rod (new) by a fence corner post; thence North 75 degrees 09' 51" West 397.60 feet an iron rod (new) in the easterly margin of pond creek road and the southwest corner of the herein described land; thence with the margin of said road North 14 degrees 42' 00" East 191.87 feet to an

Dolores Moulton, Register
Cheatham County Tennessee
Instrument #: 148677
Recorded 7/19/2013 at 1:54 PM
in Record Book 451 Pgs 69 - 71

| | |
|---|---|
| Rec #: | 184570 |
| Rec'd: | 15.00 |
| State: | 0.00 |
| Clerk: | 0.00 |
| Other: | 2.00 |
| Total: | 17.00 |

iron rod (old) on the south side of a concrete driveway thence North 03 degrees 54' 00" West 35.00 feet to the point of beginning and containing 5.26 acres more or less.

This conveyance is made subject to an Ingress/Egress and Maintenance Agreement of record in Instrument No. 200603150030095, Register's Office for Davidson County, Tennessee, and in survey easement in Book 1, Page 519, Register's Office for Cheatham County, Tennessee, and further made subject to the rights of others in Instrument No. 20061222-0158609, Register's Office for Davidson County, Tennessee, and of record in Record Book 229, Page 146, Register's Office for Cheatham County, Tennessee.

Being the same property conveyed to Gaben Sistrunk and Sarah Kelly by deed from Gary Robert Freeman, Jr. and Ashley Freeman, husband and wife, of record at Record Book 449, Page 689, Register's Office for Cheatham County, Tennessee.

Being the same property conveyed to Gaben Sistrunk and Sarah Kelly by deed from Gary Robert Freeman, Jr. and Ashley Freeman, husband and wife, of record at Instrument No. 20130716-0073341, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
4458 Pond Creek, Pegram, Tennessee 37143

AND NOW I, **L. Broner McCoy**, Trustee, do hereby transfer and convey the hereinabove described property unto **Sarah Kelly and Gaben Sistrunk, both unmarried**, as equal tenants in common with right of survivorship wherein the survivor of the two will have fee title to the entire property upon the death of the first of them.

This property is conveyed subject to such encumbrances, easements and restrictions as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 19 day of July, 2013.

**Sarah Kelly**

**L. Broner McCoy, Trustee**

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Sarah Kelly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 19 day of July, 2013.

My commission Expires: 8.13.14

NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **L. Broner McCoy, as Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 19 day of July, 2013.

My commission Expires: 8.13.14

NOTARY PUBLIC