Heirs of Leslie Richard Crockett Quitclaim to Nichols/Payne

Prepared by:
Brian Lavoy Payne
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TN BPR # 11639
9005 Overlook Boulevard
Brentwood, Tennessee 37027

STATE OF Tennessee
COUNTY OF Davidson

ABBY L. CAMERON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

BILL GARRETT, Davidson County
Trans:T20140061687 DEEDQC
Recvd: 08/20/14 14:32 4 pgs
Fees:22.00 Taxes:0.00
20140820-0075959

Subscribed and sworn to before me this 20 day of August 2014.

Notary Public
My commission expires: March 8, 2016

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Juanita Ann Nichols 5885 ~~5729~~ Eatons Creek Road Joelton, TN 37080	New Owner	02900014000

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Deborah Crockett Simmons, Stephen Richard Crockett, Charles Leslie Crockett, Jeffrey David Crockett, and Gregory Dale Crockett being all of the heirs at law of Leslie Richard Crockett, deceased, who was a devisee of Willie R. Crockett, deceased,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey to **Juanita Ann Nichols and Helen Marie Payne, surviving devisees of Willie R. Crockett, deceased**, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, on the west side of Eatons Creek Road approximately 1000 feet south of the intersection of Grays Point Road, and described according to a copy of a survey made by T. R. Sanford, Surveyor, dated September 9, 1962, as follows:

Beginning at a point in the center line of Eatons Creek Road at the southeast corner of the property conveyed to H. E. Bennett, by deed from Mrs. Maude Raymer, as of record in Book 996, Page 254; thence with

Bennett's south line, north 87 degrees 30 minutes west 531 feet to a point in the line of John Aita; thence with his line, south 9 degrees 15 minutes west 17.5 feet; south 1 degree 30 minutes west 155.5 feet to a corner of the lands of Miss Rose Bennett; thence with her north line, south 87 degrees 30 minutes east 500 feet to a point in the approximate center of Eatons Creek Road; thence with the approximate center of said Road, north 1 degree east 4.2 feet; north 13 degrees 30 minutes east 170 feet to the point of beginning, containing 2.05 acres, more or less.

Being the same property conveyed to G. H. Crockett and wife, Willie R. Crockett dated April 23, 1964 and recorded in Book 3710, Page 337, on April 28, 1964, Davidson County Office of Register of Deeds. The said G. H. Crockett having predeceased Willie R. Crockett, leaving her as his surviving tenant by the entirety. The said Willie R. Crockett having died on September 30, 1996 leaving as her devisees her three children, Leslie Richard Crockett, Juanita Ann Nichols, and Helen Marie Payne, her estate having been probated in the Probate Court for Davidson County, Tennessee, Docket No. 96P-1803 with the final Order closing the estate entered and filed on November 15, 1997.

The said Leslie Richard Crockett, a widower, having since died a resident of Brazos County, Texas, on April 18, 2010, leaving the hereinabove Grantors as his sole heirs at law. See the Affidavit of Heirship being of record in Instrument No. 20100813-0064078, Davidson County Register of Deeds Office.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5729 Eatons Creek Road, Joelton, Tennessee 37080.

Witness my hand this 15 day of August, 2014.

Deborah Crockett Simmons

Deborah Crockett Simmons

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Deborah Crockett Simmons, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed to Juanita Ann Nichols and Helen Marie Payne for the purposes therein contained.

Witness my hand and official seal at Nashville (city), Tennessee (state), this 15th day of August, 2014.

Billy C. Denny Jr.
Notary Public

My commission expires: 1-9-2018

BILLY C. DENNY, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

Witness my hand this 31 day of July, 2014

Charles L. Crockett

Charles Leslie Crockett

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charles Leslie Crockett, 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 to Juanita Ann Nichols and Helen Marie Payne for the purposes therein contained.

Witness my hand and official seal at Marietta (city), Georgia, this 31 day of July, 2014.

Notary Public

ARUNA TUMMALA
NOTARY PUBLIC
Cobb County - State of Georgia
My Comm. Expires May 3, 2015

My commission expires: May 3, 2015

Witness my hand this 14 day of August, 2014.

Stephen Richard Crockett

Stephen Richard Crockett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Stephen Richard Crockett, 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 to Juanita Ann Nichols and Helen Marie Payne for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 2014.

Billy C. Denny Jr.

Notary Public

My commission expires: 1-9-2018

BILLY C. DENNY, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

Witness my hand this 23 day of July 2014, 2014.

Jeffery David Crockett

BRANDON ROUSEY
NOTARY PUBLIC, STATE AT LARGE
NOTARY ID 486166
COMMONWEALTH OF KENTUCKY
Commission Expires March 26, 2017

STATE OF KENTUCKY
COUNTY OF Fayette

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeffery David Crockett, 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 to Juanita Ann Nichols and Helen Marie Payne for the purposes therein contained.

Witness my hand and official seal at Lexington (city), Kentucky, this 23 day of July, 2014.

Notary Public

My commission expires: 3-26-2017

Witness my hand this 14 day of August, 2014.

Gregory Dale Crockett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gregory Dale Crockett, 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 to Juanita Ann Nichols and Helen Marie Payne for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 2014.

Notary Public

My commission expires: 1-9-2018

BILLY C. DENNY, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018