BILL GARRETT, Davidson County
Trans:T20150003579 DEEDQC
Recvd: 01/15/15 08:24 3 pgs
Fees:17.00 Taxes:0.00
20150115-0004129

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

**THIS INSTRUMENT PREPARED BY:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, Tennessee 37027**

**STATE OF TENNESSEE**
**COUNTY OF WIILIAMSON**
The actual consideration or value, whichever is greater, for this transfer is $0.00.

**ADDRESS OF NEW OWNER:**
Rickey W. Messick, Sr.
12738 Old Hickory Blvd.
Antioch, TN 37013

AFFIANT

SEND TAX BILLS TO:
New Owner

Map & Parcel:
175 00 0 018.00
175 00 0 015.00
175 00 0 014.00

Subscribed and sworn to before me this 4 day of December, 2014.

NOTARY PUBLIC
My Commission Expires: _____

LESLEY E MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 8, 2018

## EXECUTOR'S QUITCLAIM DEED

In consideration of ten dollars and NO/100 ($10.00) and other good and valuable consideration, **Rickey W. Messick, Sr., in his capacity as Executor of the Estate of Helen E. Messick,** Davidson County Probate Case No. 14P1845, Grantor, hereby quitclaims and conveys all interests of Helen E. Messick and Woodard Messick in the hereinafter described property to **Rickey W. Messick, Sr.,** Grantee. Said interest is in property described as follows:

**Tract 1:**
Land lying and being in the 2nd Civil District of Davidson County, Tennessee described as follows:
Beginning at an iron pin in the westerly margin of Old Hickory Boulevard said point being in the northeast corner of the property conveyed to Wilfred T. Pack and wife, Elizabeth G. Pack by deed of record in Book 5601, page 454 Register's Office for Davidson County, Tennessee; thence north 79° 20' west 186.5 feet to an iron pin set in fence corner; thence with fence north 42° east 338.5 feet to a post in fence line; thence south 87° 30' east 441 feet more or less to a concrete monument in the westerly margin of Old Hickory Boulevard; thence south 6° 30' west 262.1 feet to the point of beginning, containing 1.91 acres more or less.

Being the same property conveyed to Woodard Messick and wife, Helen Messick from John H. Patterson and wife, Hazel G. Patterson, by Warranty Deed of record in Book 5530, page 352, in the Register of Deeds Office of Davidson County, Tennesseee. Woodard Messick having died on October 28, 2012, his interests passing by will to his wife, Helen Messick. Helen Messick having died on September 15, 2014 and all of their combined interests now passing as described above.

**Tract 2:**
Beginning at a stone in the Mitchell and Hartman's line, being the N.E. Corner of the lot herein conveyed, and running thence with C. W. Mitchell's line south 258 feet; thence West with J. P Hartman's line 188 feet to a stone; thence north with Hartman's line 282 feet to a stone; thence east with C. K. Auston's line 188 feet to the beginning. Also conveyed is a permanent right of way leading from the above described property to the Old Hickory Boulevard; said right of way being over other property of the undersigned and being 20 feet wide and being located on the extreme East portion of property of undersigned and adjacent to the Mitchell property which bounds the undersigned on the East.

INCLUDED in the above description, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is a certain tract of land previously conveyed to the State of Tennessee in 1967, as appears of record in Deed Book 4092, page 522, Register's Office of Davidson County, Tennessee, said conveyance to the State of Tennessee being .26 acre, more or less, being the eastern portion of the above described land.

Being the same property (excluding the tract conveyed to the State of Tennessee in 1967), conveyed to Woodard Messick, his heirs and assigns, from Lula Newman by Warranty Deed of record in Book 6490, page 131, in the Register's Office of Davidson County, Tennessee. Woodard Messick having died on October 28, 2012, his interests passing by will to his wife, Helen Messick. Helen Messick having died on September 15, 2014 and all of their combined interests now passing as described above.

**Tract 3:**
Land in the 2nd Civil District of Davidson County, Tennessee, being a part of the J. P. Hartman Lands, as shown on the survey by George W. Watkins, dated September 21, 1950, as follows:

Beginning at an iron pipe, which lies north 4° 30' east 193 feet from a point in the centerline of Old Hickory Boulevard; and in the west line of the Gillespie Lands, the southwest corner of the C. W. Mitchell Lands, and also being a corner of a tract of 62.4 acres more or less shown on said survey; thence with the line of said 62.4 acre tract, as follows: North 77° 30' west 159 feet to an iron pipe; thence north 2° west 74.5 feet to a steel axel; being near a well; thence north 66° 15' west 39 feet to an iron pipe; thence due west 101.3 feet to an iron pipe; thence north 0° 45' west 658 feet to a point in an old fence line, the northeast corner of said 62.4 acre tract, in the south line of the Lands of C. K. Austin; thence with Austin's line, south 86° 45' east 167 feet to a point; thence southerly to a point at the southwest corner of a small tract conveyed to George Newman, by deed in Book 1580, page 35; thence with Newman's line, easterly to a point in the west line of the C. W. Mitchell Lands, aforesaid; thence with his line, southerly to the point of beginning.

Being the same property conveyed to Woodard B. Messick and wife, Helen E. Messick, from Selmer Barlund and wife, Flossie Barlund, by Warranty Deed of record in Book 4430, page 929, in the Register's Office of Davidson County, Tennessee. Woodard Messick having died on October 28, 2012, his interests passing by will to his wife, Helen Messick. Helen Messick having died on September 15, 2014 and all of their combined interests now passing as described above.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 4 day of December, 2014.

**Estate of Helen E. Messick**

**By: Rickey W. Messick, Sr.**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rickey W. Messick, Sr., with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who proved to me he is the Executor of the Estate of Helen E. Messick, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 4 day of December, 2014.

Notary Public

My Commission Expires:

