BILL GARRETT, Davidson County
Trans:T20150046888 DEEDQC
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Fees:17.00 Taxes:0.00
20150612-0056028

This instrument was prepared by:
Rodney S. Klein, Esq.
KLEIN & ASSOCIATES, Attorneys at Law
110 Corporate Drive, Suite 150, Johnson City, TN 37604

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into this, the 26th day of May, 2015, by JANICE JONES DERRYBERRY, also known as JANICE J. HARP, herein called Party of the First Part and MICHAEL JEFFERY DERRYBERRY and JANICE JONES DERRYBERRY, Trustees under the M. JEFFERY & JANICE DERRYBERRY REVOCABLE LIVING TRUST DATED February 22, 2005 herein called Party of the Second Part.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has bargained and sold and by these presents does grant, transfer, quitclaim and convey unto the Party of the Second Part, its successors and assigns, the following described property more particularly bounded and described as follows, to-wit:

Davidson County – 043 07 0 038.00

SITUATE, LYING AND BEING in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 57 on the plan of Andersen Estates, not of record, described according to a survey made by Anderson and Gee Surveyors, dated August 5, 1946 as follows:

Beginning at a point in the easterly margin of McArthur Drive; thence east 136 feet being the line between Lots No. 56 & 57 of said unrecorded plan; thence south 65 feet to a point; thence west 136 feet to a point; thence north 65 feet running with the margin of said McArthur Drive to the point of beginning.

BEING the same property conveyed to the Party of the First Part by deed dated September 17th, 1984 of record in said Register's Office in Book 6384, Page 566.

This conveyance is made subject to any and all valid restrictive covenants and easements as may appear of record, if any.

IN WITNESS WHEREOF, the Parties of the First Part hereunto sign her name on the day and year first above written.

Janice J. Derryberry

JANICE J. DERRYBERRY
also known as JANICE J. HARP

STATE OF TENNESSEE)
COUNTY OF Sumner)

On this 26 day of May, 2015, before me appeared JANICE J. DERRYBERRY (who further averred that she is also known as Janice J. Harp), the within named person, 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.

WITNESS my hand and seal of office in the State and County aforesaid this 26 day of May, 2015.

Paula Trout

NOTARY PUBLIC

PAULA TROUTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires Mar. 26, 2017

My commission expires 3-26-17.

STATE OF TENNESSEE)
COUNTY OF Sumner)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer is $-0-.

Janice J. Derryberry

JANICE J. DERRYBERRY, AFFIANT

Sworn to and subscribed before me, this 26 day of May, 2015.

Paula Trout

NOTARY PUBLIC

PAULA TROUTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires Mar. 26, 2017

My commission expires: 3-26-17

NAME & ADDRESS OF PROPERTY OWNER:

M. JEFFERY & JANICE DERRYBERRY
REVOCABLE LIVING TRUST and
MICHAEL JEFFERY DERRYBERRY and
JANICE JONES DERRYBERRY, Trustees
313 Walnut Court
White House, TN 37188

NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:

M. JEFFERY & JANICE DERRYBERRY
REVOCABLE LIVING TRUST and
MICHAEL JEFFERY DERRYBERRY and
JANICE JONES DERRYBERRY, Trustees
313 Walnut Court
White House, TN 37188

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE GRANTOR(S) OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF REGARDLESS OF WHETHER THE SAME IS DUE TO THE INFORMATION PROVIDED OR DRAFTSMAN'S ERROR. NO OPINION AS TO THE STATE OF TITLE HAS BEEN FURNISHED AND THE GRANTEE(S) SHOULD SEEK AN INDEPENDENT TITLE EXAMINATION IF DESIRED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE OR THE ACCURACY OF THIS DEED. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE REGISTER OF DEEDS' OFFICE COULD JEOPARDIZE THE GRANTEE(S) RIGHTS IN AND TO THIS REAL ESTATE. BY SIGNING THIS DEED THE GRANTOR UNDERSTANDS AND AGREES TO THIS LIMITATION OF LIABILITY AND BY ACCEPTANCE OF THIS DEED THE GRANTEE AGREES TO THE SAME.