PLEASE COMPLETE THIS INFORMATION.

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AND WHEN RECORDED MAIL TO:

MICHELE WEAVER

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Davidson County DEEDQC
Recvd: 07/16/15 14:56 5 pgs
Fees:27.00 Taxes:0.00
20150716-0069686

THIS SPACE FOR RECORDER'S USE ONLY

Quit Claim Deed

(Please fill in document title(s) on this line)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

FILE

THIS INSTRUMENT WAS PREPARED BY:
KARLA C. MILLER & ASSOCIATES, PLLC
RACHEL D. SHARP, ESQ
631 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
FROM INFORMATION FURNISHED BY THE PARTIES

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is *Zero*.

William Allen Green
Affiant

RACHEL D. SHARP
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me on this
4 day of March, 2017

Rachel D Sharp
NOTARY PUBLIC
My commission expires: 3/7/17

Address New Owner as Follows: Send Tax Bills to: Map-Parcel
William Allen Green Same
878 Battle Road
Nolensville, TN 37135

QUITCLAIM DEED

WHEREAS, JENNIFER LEIGH GREEN, ("Grantor") and WILLIAM ALLEN GREEN ("Grantee") are married and are in the process of divorcing; and

WHEREAS, this is a transfer of property by married persons and is not subject to taxation; and

WHEREAS, Grantor has agreed to quitclaim all of her right, title and interest in and to the tract of land hereinbelow;

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid for and in consideration of Davidson County Fourth Circuit Court No. 14D-2291, Jennifer Leigh Green, the Grantor, does hereby convey, remise, release and forever quitclaim unto William Allen Green, the Grantee, his heirs and assigns, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee that she may have by virtue of her marital status or otherwise. The tract of land is more described more particularly as follows:

A tract of land in the Fifth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a p.k. nail set in the centerline of Battle Road, said nail being a common corner to the Donna R. Dobson property and the southwest corner of the Allen J. Green property as of record in Deed Book 8714, page 29, Register's Office of Davidson County, Tennessee, said point of beginning being the southwest corner of the herein described land; thence, leaving Battle Road with general direction of an old fence along the easterly boundary of the Dobson property, North 01 deg. 57' 30" East, a distance of 997.81

feet to a fence post, said post being the southeast corner of the James N. McFarlin property; thence, with the general direction of an old fence along the easterly boundary of the McFarlin property, North 02 deg. 02' 14" East, a distance of 276.60 feet to an iron pin set, said pin being a common corner of the Andrew C. Auerbach property; thence, with the southerly boundary of the Auerbach property, South 88 deg. 09' 45" East, a distance of 82.31 feet to an iron pin set; thence, with four new courses and distances severing the lands of Green as follows: South 53 deg. 26' 53" East, a distance of 537.01 feet to an iron pin set; thence, South 02 deg. 51' 15" West, a distance of 146.88 feet to an iron pin set; thence, South 86 deg. 01' 55" West, a distance of 474.74 feet to an iron pin set; thence, South 01 deg. 58' 48" West, passing an iron pin set at 84.52 feet, a total distance of 231.43 feet to a point on the northerly boundary of Green's 5.08 acre tract; thence, with a new line severing Green's 5.08 acre parcel, South 01 deg. 58' 32" West, a distance of 543.29 feet to a p.k. nail set in the centerline of Battle Road; thence, with the center of Battle Road, North 87 deg. 00' 00" West, a distance of 50.01 feet to the point of beginning and containing 5.10 acres more or less according to a survey dated September 15, 1999, by Billy Carl Tomlin & Associates, R.L.S. No. 383, 1931 Lewisburg Pike, Franklin, TN 37064.

Being the same property conveyed to William Allen Green by Warranty Deed from Allen J. Green and wife, Betty Battle Green, of record in Book 11743, Page 30, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including but not limited to a permanent easement for water, electric or other utilities necessary for the property which is of record in Book 8714, page 29, and Book 8673, page 765, at such locations as is necessary to service the hereinabove described property.

This property is improved property known as 896 Battle Road, Nolensville, TN 37135.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND KARLA C. MILLER & ASSOCIATES, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 10 day of February, 2015.

Jennifer Leigh Green

JENNIFER LEIGH GREEN

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

JENNIFER LEIGH GREEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of February, 2015.

RACHEL D. SHARP
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Rachel D Sharp

Notary Public

My commission expires: 3/7/17

EXHIBIT A

LEGAL DESCRIPTION:

SITUATED IN COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND IN THE FIFTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET IN THE CENTERLINE OF BATTLE ROAD, SAID NAIL BEING A COMMON CORNER TO THE DONNA R. DOBSON PROPERTY AND THE SOUTHWEST CORNER OF THE ALLEN J. GREEN PROPERTY AS OF RECORD IN DEED BOOK 8714, PAGE 29, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND; THENCE, LEAVING BATTLE ROAD WITH GENERAL DIRECTION OF AN OLD FENCE ALONG THE EASTERLY BOUNDARY OF THE DOBSON PROPERTY, NORTH 01 DEGREES 57' 30" EAST, A DISTANCE OF 997.81 FEET TO A FENCE POST, SAID POST BEING THE SOUTHEAST CORNER OF THE JAMES N. MCFARLIN PROPERTY; THENCE, WITH THE GENERAL DIRECTION OF AN OLD FENCE ALONG THE EASTERLY BOUNDARY OF THE MCFARLIN PROPERTY, NORTH 02 DEGREES 02' 14" EAST, A DISTANCE OF 276.60 FEET TO AN IRON PIN SET, SAID PIN BEING A COMMON CORNER OF THE ANDREW C. AUERBACH PROPERTY; THENCE, WITH THE SOUTHERLY BOUNDARY OF THE AUERBACH PROPERTY, SOUTH 88 DEGREES 09' 45" EAST, A DISTANCE OF 82.31 FEET TO AN IRON PIN SET; THENCE, WITH FOUR NEW COURSES AND DISTANCES SEVERING THE LANDS OF GREEN AS FOLLOWS: SOUTH 53 DEGREES 26' 53" EAST, A DISTANCE OF 537.01 FEET TO AN IRON PIN SET; THENCE, SOUTH 02 DEGREES 51' 15" WEST, A DISTANCE OF 146.88 FEET TO AN IRON PIN SET; THENCE, SOUTH 86 DEGREES 01' 55" WEST, A DISTANCE OF 474.74 FEET TO AN IRON PIN SET; THENCE, SOUTH 01 DEG. 58' 48" WEST, PASSING AN IRON PIN SET AT 84.52 FEET, A TOTAL DISTANCE OF 231.43 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF GREEN'S 5.08 ACRE TRACT; THENCE, WITH A NEW LINE SEVERING GREEN'S 5.08 ACRE PARCEL, SOUTH 01 DEGREES 58' 32" WEST, A DISTANCE OF 543.29 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF BATTLE ROAD; THENCE, WITH THE CENTER OF BATTLE ROAD, NORTH 87 DEGREES 00' 00" WEST, A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.10 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED SEPTEMBER 15, 1999, BY BILLY CARL TOMLIN & ASSOCIATES, R.L.S. NO. 383, 1931 LEWISBURG PIKE, FRANKLIN, TENNESSEE 37064.

BEING THAT PARCEL OF LAND CONVEYED OR ASSIGNED TO WILLIAM ALLEN GREEN FROM JENNIFER LEIGH GREEN BY DATED 02/10/2015 AND RECORDED 03/04/2015 IN DEED INSTRUMENT 201503040019080 OF THE DAVIDSON COUNTY, TENNESSEE PUBLIC REGISTRY.

PARCEL NO. 18700016100

LOAN #: 252270490

ORDER #: 1600574704

True Copy Certification

I, CHERI HACKETHAL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cheri Hackethal

Signature

CHERI HACKETHAL

State of MISSOURI

County of CITY OF ST LOUIS

state, Cheri Hackethal who acknowledges that this cer... ...
an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

BRANDON WILLIAMS

My Commission Expires: 12/5/2017

Notary' Seal (if on paper)

BRANDON WILLIAMS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: Dec. 5, 2017
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