This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

BILL GARRETT, Davidson County
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Recvd: 11/16/15 15:14 4 pgs
Fees:27.00 Taxes:0.00
20151116-0116247

FROM: **THOMAS L. CHENEY, JR., Executor for the ESTATE OF SARA N. CHENEY**

TO: **David Kennedy, Jr., Trustee**

AND

FROM: **David Kennedy, Jr., Trustee**

TO: **SARA ALLEN McCONNELL, THOMAS L. CHENEY, JR., DOROTHY C. DAILEY, and JOHN D. CHENEY**

ADDRESS NEW OWNER:
Thomas L. Cheney, Jr., et al
c/o #18 Hamilton Station Xing, Apt. 207
Lebanon, TN 37087

SEND TAX BILLS:
DOROTHY C. DAILEY
505 Juneau Court
Hermitage, TN 37076

MORTGAGEE:
NONE

MAP & PARCEL:
07503002900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, Thomas L. Cheney, Jr., Executor for the Estate of Sara N. Cheney (DOD 06/29/2014 -- see Davidson County Probate Court, No. 14P-1345), have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 37 on the Plan of Tulip Grove Subdivision, Section I, as of record in Book 3700, Page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 57.23 feet on the northerly margin of Juneau Court and runs back between lines measuring 124.75 feet on the westerly line and 146.96 feet on the easterly line to a broken line n the rear, measuring 192.41 feet thereon.

Being the same property conveyed to Thomas L. Cheney and wife, Sara N. Cheney, by Warranty Deed dated March 20, 1968, from Belle Homes, Inc., of record in Book 4222, Page 944, Register's Office for Davidson County, Tennessee. The said Thomas L. Cheney became deceased on 02/23/2013 and Sara N. Cheney subsequently became deceased on 06/29/2014, she having left a Last Will and Testament bequeathing the subject real property to her four children, subject to a life estate.

This is improved real property located and known as 505 Juneau Drive, Hermitage, Davidson County, Tennessee, 37076.

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above and, pursuant to the Last Will and Testament of Sara N. Cheney, do hereby quitclaim and convey a life estate in said property to **DOROTHY C. DAILEY,** until her death or voluntary removal therefrom, and a remainder interest in said real property equally to **SARA ALLEN McCONNELL, THOMAS L. CHENEY, JR., DOROTHY C. DAILEY, and JOHN D. CHENEY,** their heirs and assigns, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 21st day of October, 2015.

THOMAS L. CHENEY, JR., Executor
Estate of SARA N. CHENEY

DAVID KENNEDY, JR., Trustee

* * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **THOMAS L. CHENEY, JR.**, Executor for the **Estate of SARA N. CHENEY**, 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 for the purposes therein contained.

Witness my hand and official seal this the 21st day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 01/09/2018

JULIE D. GRUBBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** 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 for the purposes therein contained.

Witness my hand and official seal this the 21st day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 01/09/2018

JULIE D. GRUBBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **NONE**.

James L. Clemmons Jr., Executor
AFFIANT

Subscribed and sworn to before me this 21st day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 01/09/2018

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. K. D. RUBBS