BILL GARRETT, Davidson County
Trans:T20160014151 DEEDQC
Recvd: 02/22/16 08:59 4 pgs
Fees:27.00 Taxes:0.00
20160222-0016315

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

FROM: **WILLIAM DEAN HORNADAY, PERSONAL REPRESENTATIVE for the ESTATE OF RUTH OLSON HORNADAY**

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

AND

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

TO: **WILLIAM DEAN HORNADAY, a single person**

ADDRESS NEW OWNER:
WILLIAM DEAN HORNADAY
3541 Bell Road
Nashville, TN 37214

SEND TAX BILLS:
SAME

MORTGAGEE:
NONE

MAP & PARCEL
10900000702

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, William Dean Hornaday, Personal Representative for the Estate of Ruth Olson Hornaday (DOD: 09/26/2015 -- see Davidson County Probate Court, Case No. 15P-1547 – for muniment only) 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, State of Tennessee, described as follows, to wit:

Beginning at an iron pin in the center of Pleasant Hill Road, said pin being 570 feet south of a post set in the east right-of-way of Pleasant Hill Road and its intersection with the south boundary of the John W. Lee property; recorded in Book 716, Page 195, said Register's Office, extending south 77 deg. 16' east 568.0 feet to an iron pin; thence south 3 deg. 15' west 195.0 feet to an iron pin; thence north 68 deg. 16' west 593.2 feet to an iron pin in the center of Pleasant Hill Road; thence along the center line of said road north 5 deg 43' east 101.53 feet to the point of beginning. Said tract containing 1.94 acres, more or less, and being a part of the E. H. Johnson property, recorded in Book 2273, Page 361, Register's Office for Davidson County, Tennessee. Land located on Pleasant Hill Road, in the 3rd Civil District of Davidson County, Tennessee, according to a survey made by Ted Flowers, Surveyor.

This conveyance is made subject to any and all covenants, limitations, restrictions, easements, set-back lines, rights-of-way, and the like, which may affect the subject premises, as of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Ernest H. Johnson and wife, Flora D. Johnson, dated November 2, 1964, to John C. Hornaday and wife, Ruth Hornaday, of record in Book 3828, Page 750, Register's Office for Davidson County, Tennessee. The said John C. Hornaday became deceased on January 21, 1992, and Ruth Hornaday subsequently became deceased on August 3, 1915, she having left a Last Will and Testament bequeathing her entire estate to her son (only child), William Dean Hornaday.

This is improved real property located at and known as 3541 Bell Road, Nashville, Davidson County, Tennessee, 37214.

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, do hereby quitclaim and convey unto **WILLIAM DEAN HORNADAY, a single person,** his heirs and assigns, all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 27th day of January, 2016.

William Dean Hornaday

WILLIAM DEAN HORNADAY, Personal Representative
Estate of RUTH OLSON HORNADAY

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 **WILLIAM DEAN HORNADAY**, Personal Representative of the **ESTATE OF RUTH OLSON HORNADAY**, 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 27th day of January, 2016.

Linda Schreiner

NOTARY PUBLIC

LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2017

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 27th day of January, 2016.

Linda Schreiner

NOTARY PUBLIC

LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me this 27th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 5/8/2017