BILL GARRETT, Davidson County
Trans:T20160029405 DEEDQC
Recvd: 04/11/16 16:01 2 pgs
Fees:12.00 Taxes:0.00
20160411-0034692

**This instrument prepared by:**
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

New Owner
**Send Tax Bill to:**
Julianne Marie Kelley
1400 Peyton Road
Lebanon, TN 37087

**Map: 76.00**
**Parcel: 44.00**

**IMPORTANT:**
**This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.**

# QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, **John R. Kelley, Successor Trustee of the John R. Jr., and Mary D. Evans Trust dated January 27, 1999** has bargained and sold, and does hereby transfer, convey, remise, release and forever quitclaim, unto **Julianne Marie Kelley and John R. Evans III,** their heirs and assigns, all right, title and interest in and to the following described property to-wit:

Land in Davidson County, Tennessee, described according to a survey by Clement E. Greek, Registered Engineer, dated September 30, 1974, more particularly described as follows:

Beginning at a point in the center line of Old Lebanon Dirt Road, said point being the southeast corner of the property conveyed to Ronald Preston Boyle, and wife as of record in Book 4228, page 318, Register's Office for Davidson County, Tennessee; thence N 52° 08' W 844.88 feet to an iron pin by cedar post; thence N 28° 02' E 818.88 feet to center line of Stone Creek; thence N 28° 02' E 30 feet to a point; thence along the center line of Stone Creek, N 71° 22' W 247.32 feet to a point; thence still along the center line of Stone Creek N 53° 57' W 201.84 feet to a point; thence S 49° 07' W 361.40 feet to an iron pin; S 12° 12' E 780.20 feet ti ab iron pin; S 51° 48' E 744.49 feet to the center line of Old Lebanon Dirt Road; thence along the center line of Old Lebanon Dirt Road, N 75° 25' E 50.00 feet; thence still along the center line of Old Lebanon Dirt Road N 87° 04' E 155.00 feet to the point of beginning. Said tract of land containing 10.64 acres, more or less.

Being the same property conveyed to John R. Evans, Jr., or Mary D. Evans, trustees and successor trustee(s) of the John R. Jr. and Mary D. Evans Trust dated January 27, 1999 from John R. Evans, Jr., and Mary D. Evans by Quitclaim Deed dated January 27, 1999 of record in Book 11332, page 946, Register's Office, Davidson County, Tennessee. Mary D. Evans and John R. Evans, Jr. are deceased leaving John R. Kelley as Successor Trustee pursuant to the terms of the trust.

This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations and encumbrances as may affect the premises.

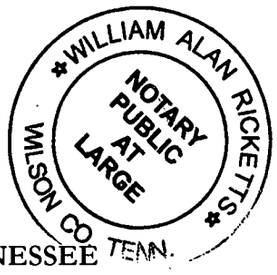
WITNESS our hands this the 4TH day of March, 2016.

John R. Kelley, Successor Trustee of the John R. Jr., and Mary D. Evans Trust dated January 27, 1999

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

Before me, the undersigned Notary Public, personally appeared John R. Kelley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Successor Trustee of the John R. Jr., and Mary D. Evans Trust dated January 27, 1999, and that as such trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the trust as trustee.

WITNESS my hand and official seal at office this 4th day of March, 2016.



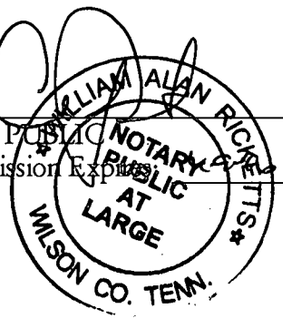

NOTARY PUBLIC
My Commission expires: 4-2-16

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

The actual value or consideration, whichever is greater, for this transfer is $ **-0-**.

AFFIANT

Subscribed and sworn to before me this 4th day of March, 2016.




NOTARY PUBLIC
My Commission Expires: