| { ADDRESS NEW OWNER: | { SEND TAX BILL TO: | }MAP-PARCEL NOS} |
|---|---|---|
| {Sara McKee Allen | { New Owner | }181.92.00 } |
| {2237 Alydar Run | { | }181-94.00 } |
| {Murfreesboro, TN 37127 | { | } } |

{ This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination. }

# QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Sara McKee Allen, Executrix of The Estate of William Allen, by these presents do hereby quitclaim and convey the Estate's interest to Sara McKee Allen, her heirs and assigns, all of its interest in a certain tract of land in Davidson County, Tennessee, as follows:

TRACT 1: Beginning at a point in the Nolensville Pike, at the Northernmost corner of Tract No. 1 (described in the Decree of record in Deed Book 2802, Page 347 of the Register's Office of Davidson County, Tennessee); thence in a Northerly direction curving with the center of said Nolensville Pike, 26.7 feet to a point; thence continuing with the center of said pike North 31 deg. 45 min. W, 269.4 feet to a point in the center of said Pike; thence with a fence South 55 deg. W. 175.5 feet to an iron pin; thence, with a fence, N. 44 deg. W. 208 feet to a gate; thence South 61 deg. W. 258.7 feet to a 12 inch cedar; thence N. 64 deg. 45 min. West 169 feet to a point in the center of Old Holt Road; thence North 58 deg. 30 min. W. 485 feet to a point in the center of New Holt Road; thence N. 76. deg. 40 min. W 605.6 feet to a point in the center of New Holt Road; thence with the center of a 16 1/2 foot lane S. 4 deg. 30 min. W. 1093 feet to a post in a fence line; thence with said fence S. 4 deg. 30 min. W. 172 poles more or less to an iron pin in Pinkerton's line; thence with a fence and Pinkerton's line S. 86 deg. 45 min. E 1452 feet to an iron pin; thence with a fence and Pinkerton's line N.2 deg. 45 min. E. 808.5 feet to a set pile of stone located between a 12 inch hackberry and a 10 inch cedar; thence with Pinkerton's line S. 86 deg. 45 minutes E 313 feet to a R. R. spike in the center of Bluff Road; thence with the center of Bluff Road N. 0 deg. 15 min. W, 175 feet to a point; thence continuing with the center of Bluff Road N. 2 deg. 15 min. E. 197.4 feet to a R. R. spike; thence continuing with the center of said road N. 10 deg. E. 134 feet, N. 21 deg. E, 255 feet, N, 8 deg. 45 min. E, 182 feet to a point in the center of said road; thence with the center of said road N. 19 deg. 45 min. E. 87 feet, more or less, to a point being the Southernmost corner of said Tract No. 1; thence with the line of Tract No. 1 N. 42 deg. 50 min. W. 138 feet, more or less, to an iron pin; thence continuing with the line of Tract No. 1 N. 61 deg. 35 min. W, 196 feet, N. 65 deg. 15 min. W, 318.5 feet, N. 7 deg. 40 min. E. 518 feet, N. 59 deg. 15 min. E. 578.5 feet, N. 49 deg. 30 min. E, 182 feet to the point of beginning, containing 124.4 acres, more or less, according to survey made by George W. Watkins, Surveyor, on Feb. 14, 1958.

Being the same property conveyed to C.P. Williams, Jr. by a decree from the Chancery Court of Nashville, Tennessee, in Case No. 79083 with final Decree being recorded in Deed Book 2802, Page 347 of the Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160033975 DEEDQC
Recvd: 04/25/16 16:12 4 pgs
Fees:22.00 Taxes:0.00
20160425-0040205

Included in the above description but excluded herefrom is the following described property, conveyed to John H. Byrd, Jr. and wife, Bettie Knight Byrd by deed from C.P. Williams, Jr. of record in Book 2859, Page 467, in the Register's Office of Davidson County, Tennessee:

Beginning at a point in the center of New Holt Road, which point is S. 76 deg. 40' E., 500 feet from the N.W, corner of a tract of land title to which was vested in C.P. Williams, Jr., by decree of Part I, Chancery Court of Davidson County, Tennessee, in the cause of C.P. Williams, Jr., vs. Nellie Mae Williams, et al, Minute Book 183, Page 390, Minutes of said Court, the same appearing of record in the office of the County Register of Davidson County, Tennessee, in Book 2802, Page 347, which tract is described in such decree as Tract III, running thence generally S. 10 deg. W, 264 feet to a point, (iron pin) (which point is S. 76 deg. 40' E. 475 feet from a point in the Westerly boundary line of said Tract No. III S. 4 deg. 30' W. 264 feet from the said N.W. corner of Tract III); thence generally S. 76 deg. 40' E. with a line parallel to the center of New Holt Road, 156 feet to a point; thence generally N. 10 deg. E., passing the center of Old Holt Road, 264 feet to a point in center of New Holt Road; thence with the center of New Holt Road N. 58 deg. 30' W. 50.4 feet, and N. 76 deg. 40' W, 105.6 feet, a total of 156 feet to the point of beginning.

Included in the above description but excluded herefrom is the following described property conveyed to State of Tennessee:

Beginning at the point of intersection of the existing margin of S.R. 11 and the Northwest boundary of the Robert J. Morris, Jr. property, said point of intersection being 35.85 feet left of S.R. 11 proposed centerline station 56+56.33; thence with said boundary South 46 degrees 35 minutes 26 seconds West 21.46 feet to a point, said point being 56.57 feet left of S.R. 11 proposed centerline station 56+52.06; thence with the proposed West margin of said road North 21 degrees 55 minutes 27 seconds West 175.18 feet to a point, said point being 35.21 feet left of S.R. 11 proposed centerline station 58+25; thence with said existing margin Southerly 169 feet, more or less to the point of beginning and containing 1,749 square feet.

Being the same property conveyed to the State of Tennessee by Warranty Deed from William Lloyd Allen & Lunette Pharr, recorded on the 3rd day of October, 1997 in Deed Book 10632, Page 678, in the Register's Office of Davidson County, Tennessee.

TRACT 2:Beginning at the intersection of Old Holt Road and the new location of Holt Road at an iron pin, thence with the new location of Holt Road South 77 1/2 deg. E. 39.6 feet to the beginning of a curve; thence Easterly around a curve 637.3 feet to a point in said new road; thence leaving said road South 1/2 deg. West 215.7 feet, South 32 deg. W.46.2 feet, South 51 deg. W 132 feet, South 71 1/2 deg. West, 66 feet, N. 70 1/2 deg. W, 141.9 feet, and N. 59 deg. W. along the margin of Old Holt Road 368 feet to the beginning, containing 2.3 acres, more or less.

Being the same property conveyed to C.P. Williams, Jr. by a deed from Mrs. Leslie Carroll Cochran, of record in Book 3249, Page 513, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lunette Allen Pharr and William Allen by Quitclaim Deed from Sarah Williams, recorded on the 11th day of April, 2008 in Instrument No. 20080411-

0036826 and Scrivener's Deed recorded at Instrument No. 20081202-0116850, in the Register's Office of Davidson County, Tennessee.

The said C.P. Williams, Jr. having since died testate devising a life estate in the subject property to J.H. Byrd, Jr. by his Last Will and Testament of record in Will Book 98, Page 315, Probate Clerk's Office for Davidson County, Tennessee. Said will states that upon the death or the non-compliance to the terms of the will by J.H. Byrd, Jr., a life estate shall be reserved unto Sarah Elizabeth Williams, with the remainder to the children of Nellie Mai Williams. J. H. Byrd, Jr. pre-deceased Sara Elizabeth Williams. If the said J.H. Byrd, Jr. is predeceased by the said Sarah Elizabeth Williams and he complies with the terms of the aforementioned will, the remainder shall vest in the children of J.H. Byrd, Jr., as one-half undivided interest and in the children of Nellie Mai Williams as to a one-half undivided interest.

J.H. Byrd Jr. is deceased and Nellie Maie Williams (previous Life Estate Holder, is deceased)

The only surviving children of Nellie Mai Williams were Lunette Allen Pharr and William Allen. William Allen died on January 4, 2011 leaving his interest in said real properties to said Sara McKee Allen, their beneficiary pursuant to the deceased's Last will and Testament which was filed for probate in the county court for Rutherford County, Tennessee.

This is improved real property located on 2013 10th Avenue N, Nashville, Tennessee 37208.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
( _____ Affiant
(Subscribed and sworn to before me
(this 28th day of March, 2016.
(
( _____ Notary Public
(My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 28th day of March, 2016.

The Estate of William Lloyd Allen

By: Sara McKee Allen
Sara McKee Allen, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared Sara McKee Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Executrix for The Estate of William Lloyd Allen and as such Executrix acknowledged that he/she is authorized to execute the foregoing instrument on behalf of The Estate of William Lloyd Allen, the within named bargainor, and that he/she as such Executrix, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by him/herself as Executrix.

WITNESS my hand and official seal at Nashville, Tennessee this 28th day of March, 2016.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017