This instrument was prepared by:
John B. Holt, Attorney
THE HOLT LAW FIRM, P.L.L.C.
121 5th Avenue West
Springfield, TN 37172
(From information provided. No title search requested.)

Map / Parcel: 5 / 8.00

BILL GARRETT, Davidson County
Trans:T20170013034 DEEDQC
Recvd: 02/13/17 12:17 3 pgs
Fees:17.00 Taxes:0.00
20170213-0014795

QUITCLAIM DEED

THIS DEED OF CONVEYANCE executed and delivered by DEBRA RICHARDS BELLIS, hereinafter called the grantor, to JAMES EARL BELLIS, JR, hereinafter called the grantee;

WITNESSETH: That, for the consideration of One ($1.00) Dollar, cash and other valuable consideration, receipt of which is hereby acknowledged, I, the said grantor, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantee, survivor and assigns, a certain tract of parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, and partly in Robertson County, Tennessee, more particularly described as follows:

Beginning at a point in the northerly margin of Jackman Road, said point being south 63 degrees 30 minutes east 475 feet, more or less, from a stake in the fence corner of Goodman's, formerly Rip Bower's easterly line; thence north 3 degrees 30 minutes east 1350 feet, more or less, along the westerly boundary line of the westerly boundary line of the property, conveyed to Alene Milligan, by deed from Clara McMurrey, of record in Book 4013, page 478, a point in Sycamore Creek; thence in an easterly direction along the center of Sycamore Creek; thence in an easterly direction along the center of Sycamore Creek, 100 feet to a point; thence north 3 degrees, 30 minutes east 256.3 feet, more or less, to a point; thence north 87 degrees west 488 feet, more or less, along the southerly line of Dallas property to a pin; thence south 5 degrees west along Goodman's easterly line 1377 feet more or less to a point; thence south 63 degrees 30 minutes east 475 feet more or less to the point of beginning, containing 14.35 acres, more or less.

Also included herein is a modular home with VIN #ALFRA2048375A & ALFRA2048375B, manufactured home situated thereon and permanently affixed to the land

described herein and made a part of the real property. Further Grantor represents, covenants, and agrees that the manufactured home on the land is to remain on the land and has been permanently affixed to the land described herein, so as to become a part of the real property.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described tract conveyed to Jeffrey B. Nidiffer and wife, Shelia S. Nidiffer, by deed from Hoe Vickers and wife, Mary C. Vickers, of record in Book 7981, page 549, Register's Office forsaid County.

BEING a tract of land in the 14th Civil District of Davidson County, Tennessee, and described according to a survey by Tommy E. Walker, R.L.S. Tennessee License #1465, as follows:

Beginning at an existing iron pin in the northerly margin of Jackman Road, said pin being the most southwest corner of herein described tract, and the most southeast corner of James D. Byrum (Deed Book 4464, Page 616); thence leaving said margin with said Byrum's east line North 90 degrees 29 minutes 02 seconds East 975.00 feet to a set iron pin; thence South 84 degrees 16 minutes 44 seconds East 219.07 feet to a set iron pin; thence South 09 degrees 59 minutes 16 seconds West, 122.86 feet to an iron pin set in the northerly margin of said Jackman Road; thence with said margin North 61 degrees 00 minutes 58 seconds West, 197.06 feet to the point of beginning, containing 5.07 acres, more or less.

BEING the same property conveyed to Donald S. Knight and wife, Melissa M. Knight by Warranty Deed from Dennis Sterry and wife, Kathy Sterry dated Augusr 2, 2002, of record by Instrument No. 20020815-0098797, Register's Office for Davidson County, TN

Also, being the same property conveyed to James E Bellis and wife, Debra R. Bellis by Instrument # 20060919-0115764, R.O.D.C. TN

This Property, known as 8056 Jackman Road, Joelton, TN, 37080.

Dated at 101 Alexander St Suite 1), this 31 day of January, 2017.

Mauldin SC 29662

Debra Bellis

DEBRA BELLIS

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, Debra Bellis, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal of office,
this 31 day of January, 2017.

Notary Public

LEIDY GONZALEZ
Notary Public, State of South Carolina
My Commission Expires 2/28/2023

My commission expires: February 28, 2023.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $1.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Debra Bellis
Affiant

Subscribed and sworn to before me
this 31 day of January, 2017.

Notary Public or Register

My commission expires: February 28, 2023

LEIDY GONZALEZ
Notary Public, State of South Carolina
My Commission Expires 2/28/2023

New Owner/Tax Bills

James Earl Bellis, Jr
8056 Jackman Rd
Joelton, TN 37080

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0- **, Affiant**
Subscribed and sworn before me this the
13th **Day of** February **20** 17
L Crandley **, Deputy Register**