Box 29

BILL GARRETT, Davidson County
Trans:T20170022153 DEEDQC
Recvd: 03/15/17 12:38 3 pgs
Fees:17.00 Taxes:0.00
20170315-0025410

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: LEIGH ANN MAYBEE, TRUSTEE

TO: ANN RICHEY BATTS, TRUSTEE FOR THE ANN RICHEY BATTS FAMILY LIVING REVOCABLE TRUST

ADDRESS NEW OWNER:
ANN RICHEY BATTS LIVING REVOCABLE TRUST
2628 Bluefield Avenue
Nashville, TN 37214

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP & PARCEL

Map 96-1
Parcel 87

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, Leigh Ann Maybee, Trustee of the Jack R. Richey Testamentary Trust have bargained and sold and by these presents do quitclaim and convey unto the Ann Richey Batts Family Living Revocable Trust its 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:

> Being the easterly 75 feet front of Lot No. 10 on the Map of Bluefield Subdivision, Section No. 1 as of record in Book 843, Page 16, Register's Office for said County and being Lot No. 14 on the Map of R. D. Stanford's Re-subdivision of Lot Nos. 1 to 10 inclusive, Bluefield Subdivision of record in Book 843, Page 16, said Register's Office, not of record and described according to a survey made by Z. J. Wilkinson, Surveyor, January 31, 1941, as follows:

Beginning at a point in the northerly margin of Bluefield Avenue, the common

corner of Lot Nos. 10 and 11 of said Bluefield Subdivision and being the southeast corner of Lot No. 14 of said Stanford's Subdivision; thence northerly with the dividing line between said Lot Nos. 10 and 11 of said Bluefield Subdivision and with the east line of said Lot No. 14 of said Stanford's Subdivision 310.1 feet to a point in the southerly right-of-way line of the Tennessee Central Railroad; thence with the southerly right-of-way line of said railroad westerly 75 feet to a point 10 feet east of the common corner of Lot Nos. 9 and 10 of said Bluefield Subdivision, the common corner of Lot No. 13 and 14 of said Stanford's Subdivision; thence southerly with the dividing line between Lot Nos. 13 and 14 of Stanford's resubdivision 310 feet more or less to a point in the northerly margin of Bluefield Avenue 25 feet east of the common corner of Lot Nos. 9 and 10 of said Bluefield Subdivision; thence eastwardly with the northerly margin of Bluefield Avenue 75 feet to the point of beginning.

Being the same property conveyed to Jack R. Richey and wife, Virginia H. Richey, by Warranty Deed dated May 17, 1952, from S. D. Lientz and wife, Pauline F. Lientz, of record in Book 2084, Page 73, Register's Office for Davidson County, Tennessee, The said Virginia H. Richey became deceased on July 4, 2002, her interest in the subject property passing to her husband, Jack R. Richey by operation of law; and, the said Jack R. Richey became deceased on March 22, 2005. The residual beneficiaries of Jack R. Richey's Estate entitled to inherit the subject property are Ann Richey Batts; A one-half (1/2) interest in the property was devised to the Trustee of the Testamentary Trust since the Trust Beneficiaries, Sarah Ann Maybee; Matthew Aaron Maybee; and Mary Allyson Maybee; all under the age of 25; Leigh Ann Maybee, Trustee for the Testamentary Trust of Jack R. Richey signs on behalf of said Trust's beneficiaries to join in this conveyance for the purpose of conveying their respective ownership interest in and to the subject real property to the Ann Richey Batts Family Living Revocable Trust.

The above described property is conveyed subject to restrictive covenants of record in Book 737, Page 258, as amended by an instrument of record in Book 1140, Page 161, said Register's Office.

This is improved property located and known as 2628 Bluefield Avenue, Nashville, Davidson County, Tennessee, 37214.

And now I, the said **Leigh Ann Maybee, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **ANN RICHEY BATTS FAMILY LIVING REVOCABLE TRUST**, her 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 14th day of March, 2017.

Leigh Ann Maybee, trustee

LEIGH ANN MAYBEE, Trustee of
The Jack R. Rickey Testamentary Trust
SARAH ANN MAYBEE,
MATTHEW AARON MAYBEE, and
MARY ALLYSON MAYBEE,
Beneficiaries-Estate of JACK R. RICHEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **LEIGH ANN MAYBEE, Trustee of the Jack R. Richey Testamentary Trust,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 14th day of March, 2017.

NOTARY PUBLIC

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

My Commission Expires: 3/6/18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Leigh Ann Maybee
AFFIANT

Subscribed and sworn to before me this 14th day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 3/6/18

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018