BILL GARRETT, Davidson County
Trans:T20170026314 DEEDQC
Recvd: 03/29/17 10:06 6 pgs
Fees:32.00 Taxes:0.00
20170329-0030399

QUITCLAIM DEED

GRANTORS:
John W. Parker, Co-Executor
Jennifer M. Parker
Elizabeth T. Parker
Charles C. Burridge, Co-Executor
3016 Hedrick Street
Nashville, TN 37203

GRANTEE:
John W. Parker, Trustee
f/b/o The Jennifer M. Parker Family Trust and
f/b/o The Elizabeth T. Parker Family Trust
1350 Kay Drive
Cookeville, TN 38501

SEND TAX BILL TO:
John W. Parker, Trustee
1350 Kay Drive
Cookeville, TN 38501

MAP PARCEL NO.
067 00 0 124.00

****

Whereas, by a quitclaim deed of record as instrument number 20011017-0112960 in the Register's Office for Davidson County, Tennessee, Joseph Parker, one and the same person as Joseph Henry Parker, was conveyed all of the right, title and interest in the hereinafter described real estate in Davidson, County Tennessee, described in Exhibit A attached hereto and incorporated herein by this reference; and

Whereas, the said Joseph Henry Parker died on November 23, 2015, leaving a Last Will that has been admitted to probate in Davidson County, Tennessee in docket number 16P-14, and

Whereas, the undersigned John W. Parker and Charles C. Burridge have been named to be the personal representatives for the estate, and

Whereas, the John W. Parker, trustee, for the benefit of the Joseph H. Parker Family Trust is the residual beneficiary of the estate, and

Whereas, John W. Parker, trustee pursuant to the statutory authority of sections 35-15-816(b)(27) and 35-15-417 of the Tennessee Code Annotated (hereinafter referred to as the "Decanting Statute") has granted all of the right, title and interest of the residual beneficiary to the Jennifer M. Parker Family Trust and the Elizabeth T. Parker

Family Trust, trust indentures dated January 1, 2017, share and share alike, and

Whereas, Jennifer M. Parker, a single woman, and Elizabeth T. Parker, a single woman, who are the sole heirs-at-law of Joseph Henry Parker, join is this conveyance for the sole purpose of conveying any and all of their right, title and interest, if any, in the within described property.

Now, therefore, for and in consideration of the premises, the undersigned grantors do hereby quitclaim and convey unto John W. Parker, trustee, for the benefit of the Jennifer M. Parker Family Trust and for the benefit of the Elizabeth T. Parker Family Trust a one-half (1/2) undivided interest for each trust in the within described real estate.

Witness our hands on this the 3RD day of MARCH, 2017.

Jennifer M. Parker, Grantor

Charles C. Burridge, Co-Executor, Grantor

State of Tennessee
County of Davidson

Personally appeared before me, W. H. FERGUSON, of said county, the within named Jennifer M. Parker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3RD day of MARCH, 2017.

comm. exp. 1/9/18

Notary Public

W H FERGUSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, W. H. Ferguson, of said county, the within named Charles C. Burridge, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2017.

comm. exp. 1/9/18 _____ Notary Public

W H FERGUSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

APPENDIX II
FORM FOR OATH

State of Tennessee
County of Davidson

I 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 $ -0-, 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.

Charles C. Burridge
AFFIANT

Sworn to and subscribed to before me on this the 3rd day of March, 2017.

1/9/18 _____
Comm. Exp. Notary Public

W H FERGUSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SIGNATURE PAGE TO QUITCLAIM DEED

This page is the undersigned Grantor's signature page to a quitclaim deed for the real property commonly known as 4939 Old Hydes Ferry Pike, Nashville, Tennessee, 37218, which deed is incorporated herein by this reference. Witness, my hand on this the 6 day of March, 2017.

John W. Parker

John W. Parker, Co-Executor, Grantor

State of Tennessee
County of Putnam

Personally appeared before me, the undersigned notary public, the within named, John W. Parker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of March, 2017.

Comm. Exp. 09-18-2018

Faye Adams
Notary Public

SIGNATURE PAGE TO QUITCLAIM DEED

This page is the undersigned Grantor's signature page to a quitclaim deed for the real property commonly known as 4939 Old Hydes Ferry Pike, Nashville, Tennessee, 37218, which deed is incorporated herein by this reference. Witness, my hand on this the 9 day of March, 2017.

Elizabeth T. Parker, Grantor

State of Tennessee
County of Putnam

Personally appeared before me, the undersigned notary public, the within named, Elizabeth T. Parker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2017.

BARBARA J. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Comm. Exp. MY COMMISSION EXPIRES: 05/20/2017

Notary Public

PREPARED BY:
Charles C. Burridge, Atty
3016 Hedrick Street
Nashville, Tennessee 37203
615-385-2268 BPR 9912
ccb2633@hotmail.com

EXHIBIT "A"

LEGAL DESCRIPTION

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 southerly margin of Old Hyde's Ferry Pike, said pin being referenced from a spike in the intersection of the centerline of Old Hyde's Ferry Pike, with the centerline of Old Hickory Boulevard (in the Scottsboro Community) as follows:

BEGINNING at said spike in the intersection of the centerline of Old Hyde's Ferry Pike with the centerline of Old Hickory Boulevard; thence South 67 degrees 55 minutes 00 seconds East 511.80 feet to a point in the centerline of Old Hyde's Ferry Pike; thence South 81 degrees 00 minutes East, 82.40 feet to a point in the centerline of Old Hyde's Ferry Pike; thence South 6 degrees 47' 30" West, 15.49 feet to an iron pin, the point of beginning of this survey;

Thence, South 6° 47' 30" W 56.42 feet to an iron pin; thence S 7° 54' 24" W 110.37 feet to an iron pin; thence S 48° 45' 43" E 174.26 feet to an iron pin; thence S 10° 08' 38" W 461.37 feet to an iron pin; thence S 47° 17' 56" E 405.20 feet to an iron pin; thence N 6° 39' 29" E 815.49 feet to an iron pin in the southerly margin of Old Hyde's Ferry Pike; thence with the southerly margin of Old Hyde's Ferry Pike, N 78° 57' 56" W 338.36 feet to an iron pin; thence continuing with said margin, along a curve to the left (L - 3° 59' 38"; R - 2368.48 feet) a distance of 165.09 feet to a point of beginning, containing 7.33 acres, more or less.

Being the same property conveyed to Joseph Henry Parker by a quitclaim of record as instrument number 20011017-0112960 in the registers office for Davidson County, Tennessee.

This is improved property known as 4939 Old Hyde's Ferry Pike, Nashville, Davidson County, Tennessee.