NAME AND ADDRESS OF NEW OWNER:
Billy Keith Wilson
205 Hankins Road
Smyrna, Tennessee 37167

BILL GARRETT, Davidson County
Trans:T20170029346 DEEDQC
Recvd: 04/07/17 08:46 3 pgs
Fees:17.00 Taxes:0.00
20170407-0034012

THIS INSTRUMENT PREPARED BY:
Parkerson | Santel, PLLC
Attorneys at Law
121 East Main Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map No. 151
Parcel 80 & 86

EXECUTOR'S QUITCLAIM DEED

This instrument made and entered into on this the 28th day of March, 2017, by and between **Billy Keith Wilson, Executor of the Estate of Ida Marie Wilson**, Party of the First Part, and **Billy Keith Wilson**, Party of the Second Part.

WITNESSETH:

That FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, receipt of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Party of the Second Part, all of his right, title and interest in and to that certain parcel of real estate situated and located in the 29th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described according to a survey prepared by James D. Wamble (R.L.S. No. 1136), dated April 22, 1994, as follows:

> Beginning at an existing iron pin on the southern right-of-way (80-Feet) of Hobson Pike. Said iron pin being approximately 1.5 feet northeast of an existing concrete highway right-of-way monument. Said pin also being the northwest corner of the herein described Wilson Property and the Northeast Corner of the Jimmy C and Barbara Ellen Reed Woodall Property. Both having been established by Court Order No 87-1674-III in the Chancery Court for Davidson County, Tennessee: Thence following said southern right-of-way with a curve to the right having a central angle of 14 degrees 30 minutes 17 seconds. A radius of 1869.86 feet. An arc length of 473.37 feet, and a chord bearing and length of north 46 Degrees 06 minutes 27 seconds east 472.10 feet to a concrete monument set, said concrete monument being the northwest corner of property conveyed to Cheryl Ann Murray from James P. Franklin and Anne Knox Franklin as of record in deed book 4785, page 272 in the Registers office of Davidson County, Tennessee. Thence leaving said right-of-way and following the west line of said Cheryl Ann Murray property south 00 degrees 00 minutes 11 seconds west 846.14 feet to a concrete monument set. Said monument being the southwest corner of

the aforementioned Cheryl Ann Murray property. Said monument also being on the North line of property conveyed to Cheryl Ann Murray from Thomas K. Worrall, Etux as of record in deed book 6301, page 899 R.O.D.C., Tennessee: The same also being the North margin of a T.V.A. easement. The center of which lies 200-feet south of this point. Thence, following the said common north line of Murray and T.V.A. Easement. South 37 degrees 33 minutes 02 seconds west 173.37 feet to a concrete monument set in an old fence line. Said monument being the southwest corner of said Cheryl Ann Murray Property. Said monument also being on the north line of property conveyed to Frank Lombardo from James H. Pugh as of record in Deed Book 6676, Page 937 R.O.D.C., Tennessee: Thence, leaving Cheryl Ann Murray property and following the said North Line of Lombardo Property. Along an old fence line north 86 degrees 18 minutes 41 seconds west 159.99 feet to an existing iron pipe next to a four foot high cedar stump. Said pipe being the common southwest corner of Wilson and southeast Corner of Woodall as established by the aforementioned court order; Thence, leaving Lombardo and following he court established common line between Wilson and Woodall North 03 Degrees 30 minutes 00 seconds east 542.22 feet to an existing iron pin: thence, continuing said with said court established line north 49 degrees 38 minutes 06 seconds west 57.53 feet to an existing iron pin; thence, continuing with said court established line north 43 degrees 31 minutes 33 seconds west 93.11 feet to the point of beginning.

Containing: 219.948 square feet or 5.05 acres

Being all of the property lying south of Hobson Pike, between the common property line of Wilson and Woodall as set by court order NO. 87-1674-III, and the west property line of the Cheryl Ann Murray property as of record in deed book 4785, page 272 R.O.D.C., Tennessee, and Deed book 6301, Page 899. R.O.D.C., Tennessee and the north property line of the Frank Lombardo property as of record in deed book 6676, page 937, R.O.D.C., Tennessee, consisting of property from which title was acquired as follows: Deed Book 5917, page 72, R.O.D.D., Tennessee to Preston W. Wilson, and wife Ida M. Wilson from Robert E. Worrall, Jr. and wife, Sandra P. Worrall, Deed Book 5590, page 797, R.O.D.C., Tennessee to John L. and Betty W. Murray from Ann Knox Franklin and a 0.33 acre tract conveyed to Wilson from Woodall by court order No 87-1674-III.

Being the same property conveyed to Preston W. Wilson and Wife Ida Marie Wilson by quitclaim deed from Robert E. Worrall, Jr. and wife, Sandra P. Warrall, appearing of record in Deed Book 9342, page 168, of the Register's Office of Davidson County, Tennessee.

Preston W. Wilson predeceased Ida Marie Wilson. Ida Marie Wilson died on August 11, 2016 and by the terms of her Last Will and Testament filed for record in Case Number 16P1147, of the Probate Court for Davidson County, Tennessee, devised the subject property to Billy Keith Wilson.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 2368 Hobson Pike, Antioch, Tennessee 37013.

IN TESTIMONY WHEREOF, the Party of the First Part has hereunto set his signature, on the day and date first above written.

Billy Keith Wilson
Executor of the Estate of Ida Marie Wilson

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 28 day of March, 2017, before me personally appeared Billy Keith Wilson, Executor of the Estate of Ida Marie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 28 day of March, 2017.

Notary Public

My commission expires: 8/19/18

STEFANIE MATHIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none.

Affiant

Sworn to and subscribed before me this the 28 day of March, 2017.

Notary Public

My commission expires: 8/19/18

STEFANIE MATHIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MR-12007