Heritage

MAP; PARCEL NUMBER: 042 13 0 012.01
MAP; PARCEL NUMBER: 042 13 0 081.00

BILL GARRETT, Davidson County
Trans:T20170032739 DEEDQC
Recvd: 04/19/17 08:27 3 pgs
Fees:17.00 Taxes:0.00
20170419-0038076

BK: 7026 PG: 769-771
17009948
3 PGS:AL-QUITCLAIM DEED
481152
03/13/2017 - 04:05 PM

BATCH	481152
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

Mail to:
This Instrument Prepared by:

Mark Hartzog
Hartzog & Silva, PLC
123 Fifth Ave. N.; P. O. Box 664
Franklin, TN 37064-0664

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
Same	Shearer Tisdale Spears, et al 1902 Thomas Ct Murfreesboro TN 37127	None

CO-EXECUTRIXES' QUITCLAIM DEED

THIS INSTRUMENT IS MADE AND ENTERED INTO on this the 9th day of March, 2017, by and between **DEBRA JOYCE POE EDWARDS, Co-Executrix of the Estate of Robert L. Poe, and SHEARER TISDALE SPEARS, Successor Co-Executrix of the Estate of Robert L. Poe,** hereinafter individually and/or collectively referred to as "Parties of the First Part", and **SHEARER TISDALE SPEARS, DEBRA J. EDWARDS, ROBERT BRUCE POE, JAMES DOUGLAS POE, ROBERT MICHAEL TISDALE and FRANK COOPER TISDALE,** hereinafter individually and/or collectively referred to as "Parties of the Second Part";

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars ($10), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Parties of the First Part convey and quitclaim unto the Parties of Second Part, as tenants in common, their heirs and assigns, all their right, title and interest in and to the following described real estate, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Hedgewood Hills, Section II,

as of record in Book 3700, page 44, Register's Office for Davidson County, Tennessee. Said Lot No. 26 fronts 130 feet on the southerly side of Foxboro Drive and extends back 357.6 feet on the easterly line and 325.1 feet on the westerly line, to a line in the rear on which it measures 132.4 feet.

Tract 2:

Land in Davidson County, Tennessee, a tract of land in the 11th Civil District of Davidson County, Tennessee, being the southwest part of the land conveyed to Leonard Davidson and Harold Vandercook from Luke Hannah, et al, by deed recorded in Book 3032, Page 261, Register's Office for said County, described as follows: beginning at a concrete monument in the South boundary of the above-mentioned tract, said monument being North 86 deg. 42' West 290 feet from the intersection of the westerly margin of Vanoke Drive and the South boundary of Hedgewood Hils Subdivision, Section 1, as of record in Book 2900, Page 135, Register's Office for said County; thence with the South boundary of the land conveyed to Davidson and Vandercook by Hannah, North 88 deg. 33' West 685 feet, more or less, to an iron pin at a white oak tree and end of a stone wall; thence North 1 deg. 24' East 365 feet, more or less, to an iron pin in the westerly line of the Davidson and Vandercook tract; thence leaving said westerly line, South 89 deg. 6' East 700 feet, more or less to an iron pin at the common back corner between Lots 14 and 15 in Hedgewood Hills, Section 1; thence with the rear line of Lots 14 and 13 in said Subdivision, South 4 deg. 46' West 369.20 feet to the beginning, containing 5.8 acres, more or less.

Being the same property conveyed by James B. Spears and Shearer R. Spears to Debra Joyce Poe Edwards and Jeffrey M. Poe, Co-Executors of the estate of Robert L. Poe by Instrument Number 20150629-0062353, Register's Office for Davidson County, Tennessee. Pursuant to an Order of the Chancery Court of Williamson County, Tennessee in a cause of action styled "The Estate of Robert L. Poe", Docket Number P7731, Jeffery M. Poe was permitted to resign as a Co-Executor, and Shearer Tisdale Spears was appointed as a successor Co-Executrix of the estate of Robert L. Poe.

This is unimproved property situated on Vanoke Drive and Foxboro Drive in Madison, Tennessee 37115.

IN TESTIMONY WHEREOF, Parties of the First Part have hereunto set their signatures, this the 9th day of March, 2017.

Debra Joyce Poe Edwards

DEBRA JOYCE POE EDWARDS, Co-Executrix of the estate of Robert L. Poe

Shearer Tisdale Spears

SHEARER TISDALE SPEARS, Successor Co-Executrix of the estate of Robert L. Poe

STATE OF TENNESSEE
COUNTY OF Wilson

PERSONALLY appeared before me, Patricia Farrar, a Notary Public in and for said county and state, the within named **DEBRA JOYCE POE EDWARDS**, 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 official seal at Franklin, Tennessee, this the 9th day of March, 2017.

PATRICIA FARRAR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Patricia Farrar
Notary Public

My Commission Expires:
26 Nov 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, Patricia Farrar, a Notary Public in and for said county and state, the within named **SHEARER TISDALE SPEARS**, 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 official seal at Franklin, Tennessee, this the 9th day of March, 2017.

PATRICIA FARRAR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Patricia Farrar
Notary Public

My Commission Expires:
26 Nov 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THIS TRANSFER is made solely for the purpose of divesting to Grantees any right, title or interest Grantors may have in the real estate by virtue of Debra Joyce Poe Edwards serving as Co-Executrix of the Estate of Robert L. Poe, and Shearer Tisdale Spears serving as Successor Co-Executrix of the estate of Robert L. Poe, and for no other consideration.

Shearer Tisdale Spears
Affiant

SWORN TO and subscribed before me on this the 9th day of March, 2017.

PATRICIA FARRAR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Patricia Farrar
Notary Public

My Commission Expires:
26 Nov 2018