Davidson County DEEDQC
Recvd: 06/07/17 15:16 5 pgs
Fees:27.00 Taxes:0.00
20170607-0057219

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 22995323

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
C. Norris Nielsen and Britton H. Nielsen, Trustees of the Norris and Britton Nielsen Tennessee Community Property Trust 5617 Hillsboro Pike Nashville, TN 37215	C. Norris Nielsen and Britton H. Nielsen, Trustees 5617 Hillsboro Pike Nashville, TN 37215	Map and Parcel: 130 16 0 056.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, C. NORRIS NIELSEN AND BRITTON H. NIELSEN, by these presents do hereby quitclaim and convey to C. NORRIS NIELSEN AND BRITTON H. NIELSEN, TRUSTEES OF THE NORRIS AND BRITTON NIELSEN TENNESSEE COMMUNITY PROPERTY TRUST, their successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in and to the property described on Exhibit A hereof.

The description on Exhibit A hereto is the same as that contained in the prior deed.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 5617 Hillsboro Pike, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 6th day of June, 2017.

C. Norris Nielsen

C. Norris Nielsen

Britton H. Nielsen

Britton H. Nielsen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Norris Nielsen and Britton H. Nielsen, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6th day of June, 2017.

Rugenia Hines
Notary Public

My Commission Expires:

_____

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 29, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

James C. Gooch
James C. Gooch, Agent

Subscribed and sworn to before me
this 6th day of June, 2017.

Rugenia Hines
Notary Public

My Commission Expires:

_____

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 29, 2019

EXHIBIT A

A certain tract or parcel of real estate in Davidson County, Tennessee, described as follows:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to survey made by Z. J. Wilkinson, Surveyor, as follows: BEGINNING at a point in the center of Hillsboro Road, Dudley's northeast corner running thence with a stone wall, North 87° 30' West 564 feet to an iron pin in Dudley's line; thence North 4° 15' East 1200.4 feet to an iron pin; thence North 2° 15' West 24.4 feet to an iron pin; thence South 84° 45' East 874 feet to a stake in the middle of Hillsboro Road, a few feet north of Stanford Drive; thence with the center of said Hillsboro Road, South 9° 15' West 254.6 feet to a stake, South 14° 45' West 385 feet to a stake; thence South 25° 45' West 600 feet to the beginning, containing 20.98 acres, more or less.

Included in the above described property but specifically excluded therefrom are the following two tracts of land:

A tract of land in the 7th, formerly the 11th, Civil District of said County being part of Tracts Nos. 6 and 7 on the Plan of the Subdivision of Guilford Dudley's Place, not of record, described according to a survey by J. Rodney Mims, Engineer, as follows: BEGINNING at the southeast corner of Tract No. 13 on the Plan of Tyne Meade Subdivision, not of record, conveyed to Charles A. Yancey and wife by deed from J. William Dalton, Jr. of record in Book 1783, page 415, Register's Office for said County, being also the northeast corner of Lot No. 1, Block N, on the Plan of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13 and 14, said Register's Office; thence South 85° 53' East 16 feet; thence North 04° 23' East 1,164.36 feet; thence North 01° 24' West 387.65 feet; thence North 85° 50' West 20.39 feet to the northeast corner of said tract No. 13; thence with the eastern boundary line of said Tract No. 13, South 02° 39' East 401.5 feet, South 04° 56' West 401 feet, South 05° 28' West 200 feet, South 04° 27' West 200 feet and South 04° 07' West 350.40 feet to the beginning.

Being the same property conveyed to Charles A. Yancey and wife, Elizabeth Reynolds Yancey by deed from Elise L. Houston of record in Book 2033, page 401, Register's Office for said County.

A tract of land in the 7th Civil District of Davidson County, Tennessee, being a part of Lot No. 6 on the Map of Guilford Dudley's property, not of record, on Hillsboro Pike, and described according to a copy of a survey thereof made by Yokley & Waggoner, Surveyors, dated November 5, 1953, as follows: BEGINNING at a point on the westerly margin of Hillsboro Road, at the southeast corner of this tract and the northeast corner of the York tract; thence with York's north line, North 86° 42' West 519.1 feet to a point in the east line of Lot 1 of Block N on the Map of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13 and 14, Register's Office for said County; thence with the line of said lot, North 4° 07' East 50 feet to a point in the line of the land conveyed to Charles A. Yancey and wife, by deed from Elise L. Houston, of record in Book 2033, page 401, said Register's Office; thence with Yancey's line, South 85° 53' East 16 feet to a point, and continuing with Yancey's line, North 4° 23' East 443 feet to a point, the northwest corner of this tract in Houston's new south line; thence with Houston's new south line, South 69° 08' East 660 feet to the westerly margin of Hillsboro Road; thence with the margin of the same, southerly along a very slight curve, 322.7 feet to the beginning.

Being the same property conveyed to C. Norris Nielsen and wife, Britton H. Nielsen, as tenants by the entireties by warranty deed of record at Instrument No. 00004643-0000690, Register's Office of Davidson County, Tennessee.

22995323.1

True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)

