SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

E. W. Wilkerson
4811 Lebanon Road
Hermitage, Tn 37076

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP and PARCEL: 13500000300

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum and amount of ONE and NO/100 ($1.00) DOLLARS, cash in hand paid, the receipt of all of which is hereby acknowledged, the undersigned, **Billy R. Dean and Jerry Matthews,** have this day bargained and sold and does hereby transfer and convey unto, **E. Wayne Wilkerson,** his heirs and assigns, forever, all of our right, title and interest, in and to a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Situated on the South side of Murfreesboro Road, in the old 5th Civil District of Davidson County, Tennessee, and BEGINNING on an iron pin in the common Southeast corner of Lot 93, Town Parks Estates, and the within described tract, running thence about N 4°42'11"E 865.33 feet to an iron pin; thence S 48° 49'51" E 306.01 feet to an iron pin; thence S 29° 55' 38" W 162.85 feet to an iron pin; thence S 22° 56' 38" W 564.60 feet to the point of beginning, containing approximately 2.316 acres, more or less, in accordance with a survey of the remainder property of E. Wayne Wilkerson prepared by John D. McCormick, RLS#674, 6040 Hagar's Grove Pass, Hermitage, TN 37076.

Being the remaining portion of the property conveyed to E. Wayne Wilkerson (25%), Harry D. Bass (25%), Bobby Pugh, Bill R. Dean and Jerry Matthews (50%) by Quitclaim Deed dated March 28, 1991, from E. Wayne Wilkerson and Leonard Earl Wilde, of record in Book 8517, page 942, Register's Office for Davidson County, Tennessee.

This is investment property and not the principal residence of the Grantor(s).

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 3rd day of July, 2017.

Billy R. Dean

Jerry Matthews

BILL GARRETT, Davidson County
Trans:T20170059776 DEEDQC
Recvd: 07/13/17 08:23 2 pgs
Fees:12.00 Taxes:0.00
20170713-0070333

STATE OF TENNESSEE )
: ss.
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Billy R. Dean and Jerry Matthews, 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 (Quitclaim DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 3rd day of July, 2017.

Trudie S. Weston
NOTARY PUBLIC

My Commission Expires: 5-5-20

TRUDIE S. WESTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

E.A. Wilkinson
AFFIANT

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

Donna Dillard
NOTARY PUBLIC

My commission expires: 4-27-21

DONNA DILLARD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY