QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 17256 DEEDQC
10/24/2017 10:16:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171024-0108806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF October 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

DEBORAH K. BAUCOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dorothy J. Pinkerton (NAME)	**Same** (NAME)	
9530 South Harpeth Road (ADDRESS)	(ADDRESS)	**Map 154 Parcel 1**
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **DOROTHY J. PINKERTON,WIDOWED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **DOROTHY J. PINKERTON, WIDOWED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEGINNING at a point in the middle of Poplar Creek Road, being the southwest corner of the Kenneth Muskoff tract, and running thence North 18° 49 minutes 18 seconds West 101.49 feet to a point in the middle of a private roadway; thence with said private roadway North 5° 27 minutes 34 seconds East 131.58 feet; thence North 24° 34 minutes 07 seconds West 114.09 feet; thence North 45° 03 minutes 38 seconds East 318.67 feet; thence North 35° 17 minutes 47 seconds East 84.61 feet; thence North 21° 25 minutes 26 seconds East 56.22 feet; thence North 11° 59 minutes 13 seconds East 152.39 feet; thence, leaving said roadway, North 01° 33 minutes 1 second West 787.40 feet to a fence post; thence North 02° 20 minutes 30 seconds East 1575.40 feet to an iron pin; thence North 01° 20 minutes 27 seconds West 1410.12 feet to an iron pin; thence South 80° 59 minutes 50 seconds East 2795.90 feet to an iron pin; thence South 1° 35 minutes 16 seconds West 869.62 feet to an iron pin; thence South 88° 16 minutes 50 seconds East 716.71 feet to a set rock; thence South 1° 15 minutes 16 seconds East 919.38 feet to an iron pin; thence South 25° 32 minutes 34 seconds East 1170.84 feet to a set rock; thence North 89° 00 minutes 10 seconds West 2446.65 feet to an iron pipe; thence North 88° 00 minutes 00 seconds West 675.87 feet to an iron pipe; thence South 37° 45 minutes West 281 .50 feet to an iron pin; thence South 53° 40 minutes 00 seconds West 660 feet to an iron pin; thence South 44° 19 minutes 25 seconds West 661 .75 feet to an iron pin; thence South 05° 20 minutes 00 seconds West 291 .89 feet to a point in the center of Poplar Creek Road; thence South 67° 15 minutes 45 seconds West 13.64 feet to the BEGINNING, and containing 237.53 acres, according to a survey made by Charles "Chuck" Hyder, Registered Surveyor on December 13,1986.

Being the same lands referred to and described as "Tract 2" and the "easterly or upper tract" in an "Instrument of Agreement" executed by Jasper Pinkerton and Arthur Pinkerton (being one and the same person as Arthur S. Pinkerton) and recorded in Book 7 481 , page 341 in the Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO **ARTHUR S. PINKERTON AND WIFE, DOROTHY PINKERTON, AS TENANTS IN COMMON** BY QUITCLAIM DEED, OF RECORD IN INSTRUMENT NUMBER **20010806-0083391**, REGISTER'S OFFICE FOR **DAVIDSON** COUNTY TENNESSEE DATED THE 19TH DAY OF JULY, 2001.

THE SAID **ARTHUR S. PINKERTON** HAVING SINCE DIED TESTATE ON THE 12TH DAY OF JULY, 2016 LEAVING ALL REAL PROPERTY IN A TESTAMENTARY TRUST FOR THE BENEFIT OF **DOROTHY J. PINKERTON**, AS SET FORTH UNDER "**ARTICLE SIX" OF THE WILL OF ARTHUR S. PINKERTON, DATED JULY 19, 2001,** AND PROBATED IN DOCKET **17P777** THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID TESTAMENTARY TRUST HAVING SINCE BEEN TERMINATED BY COURT ORDER IN DOCKET **17P777** THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE. ALL PROPERTY PREVIOUSLY HELD IN TRUST BEING DISTRUBTED TO **DOROTHY J. PINKERTON** INDIVIDUALLY AND FREE OF TRUST.

THE TRUSTEES OF THE AFORMENTIONED TRUST JOIN IN THIS CONVEYANCE TO CONVEY ANY POSSIBLE RESIDUAL INTEREST HELD BY THE TRUST.

THE SAID **DOROTHY J. PINKERTON** BEING ONE AND THE SAME AS **DOROTHY PINKERTON**.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

WG

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
(X) unimproved
( ) improved property known as: **9028 Poplar Creek Rd, Nashville, TN 37221**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 16th day of October 2017.

Dorothy J. Pinkerton
Dorothy J. Pinkerton

Rhonda P. Smith, Trustee

Vince E. Pinkerton, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dorothy J. Pinkerton**, the within named 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, this the 16th day of October 2017.

Deborah K Baucom
Notary Public

My Commission Expires: 11-5-19

DEBORAH K. BAUCOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2019

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rhonda P. Smith**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Trustee of The Testamentary Trust, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of October, 2017.

Deborah K Baucom
Notary Public

My Commission Expires: 11-5-19

DEBORAH K. BAUCOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2019

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vince E. Pinkerton**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as Trustee of The Testamentary Trust, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of October 2017.

Deborah K. Baucom
Notary Public

My Commission Expires: 11-5-19

DEBORAH K. BAUCOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2019

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212