Bill Garrett Davidson County
Batch# 25862 DEEDQC
11/15/2017 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171115-0117471

QUITCLAIM DEED

Address of New Owner:
Donald W. Piercey et al
1050 Piercey Lane
College Grove, TN 37046

Send Tax Bills To:
OWNER

Map & Parcel:
17C-A-24.00&
136-00-0 048.00 &
175-00-0 091.00

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place #100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transaction is
$ -0-
Hannah Copley
affiant
Subscribed and sworn to before me, this the 10th day of November, 2017

KELSIE HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-16-2020

Kelsie Holloway
Notary Public
Commission Expires: 8/16/20

Donald Wilbon Piercey, Joseph Argo Piercey and Sara Jane Wilkins, Co-Trustees of the Family Trust created by the Last Will and Testament of Sara D. Piercey and Donald Wilbon Piercey, Joseph Argo Piercey and Sara Jane Wilkins, Co-Executors of Estate of Sara D. Piercey do hereby quitclaim to Donald W. Piercey 1/6th interest, James H. Piercey 1/6th interest, Debra L. Clark 1/6th interest, Sara J Wilkins 1/6th interest, Joseph A. Piercey 1/6th interest, Daniel J. Piercey 1/18th interest, Laura Lee Vokovich 1/18th interest and Karen Jeanine Head 1/18th interest, their Heirs and Assigns, all its rights, title and interest in the following land described as follows: To-Wit:

Tract 1
Land being all of Lot No. 1, Tipperary Heights, Section 1, as shown by plat and survey of record in Plat Book 1, Page 69, of the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sara D. Piercey by deed being recorded in Book 155, Page 1412, said Register's Office. The said Sara D. Piercey is now deceased and devised the property to Donald Wilbon Piercey, Joseph Argo Piercey and Sara Jane Wilkins, Co-Trustees of the Family Trust, by Last Will and Testament admitted to probate in Rutherford County, Tennessee.

And

Tract 2
Land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Division of Estate of John C. Estes, deceased, as of record in Minute Book J, Page 170, County Court for said County, described according to a survey made by George W. Wakins, Surveyor, dated July 28, 1958, as follows:

BEGINNING in the center of the new part of Smith Springs Road as a point 80 feet east of the northeast corner of the property conveyed to Buren Mack Bruce, and wife, by deed from L. T. Stevens and wife, of record in Book 2856, Page 347, Register's Office for said County, said point being the northwest corner of the property herein conveyed; thence with the center of said road, eastwardly 80 feet; thence South 7 deg. 15' West 122.4 feet to a point; thence North 87 deg. West 85 feet to a point which is 85 feet East of the southeast corner of said Bruce Property; thence North 9 deg. 25' East 136.3 feet to the point of beginning.

Being the same property conveyed to Sara D. Piercey by deed being recorded in Book 11733, Page 881, said Register's Office. The said Sara D. Piercey is now deceased. Grantees are the beneficiaries and devisees of the Testamentary, Sara S. Piercey Family Trust and Estate.

And

And

Tract 3
Being Lot No. 30 in Cimarron Subdivision of the Isaac Whitworth property in the second Civil District of Davidson County, Tennessee, on the Murfreesboro turnpike, as of a survey made by Erle Drake, County Surveyor, December 31, 1925, which plan is unrecorded. Said Lot No. 30 begins at a point in the center of the Murfreesboro turnpike, which point is the common corner of Lots Nos. 29 and 30 in said Subdivision; running thence in the southerly direction 795 feet to the northerly margin of Lot No. 50 in said plan; thence in a easterly direction with the northerly line of said Lot No. 50, 204 feet to the westerly margin of Lot No. 31; thence in the northerly direction 642 feet to the center of the Murfreesboro Pike, thence in a northwesterly direction 239.2 feet to the point of beginning, and containing by estimation 3.8 acres, more or less.

Being the same property conveyed to Herbert Piercey and wife, Sara D. Piercey by deed being recorded in Book 7345, Page 747, said Register's Office. Herbert Piercey predeceased Sara D. Piercey. The said Sara D. Piercey is now deceased. Reference Rutherford County, Probate in RE: Estate of Sara D. Piercey Order Probate January 13, 2017.

Witness my hand this the 10th day of November, 2017.

Sara D. Piercey Family Trust

By: Donald Wilbon Piercey
Donald Wilbon Piercey, Co-Trustee

By: Joseph Argo Piercey
Joseph Argo Piercey, Co-Trustee

By: Sara Jane Wilkins
Sara Jane Wilkins, Co-Trustee

Estate of Sara D. Piercey

By: Donald Wilbon Piercey
Donald Wilbon Piercey, Co-Executor

By: Joseph Argo Piercey
Joseph Argo Piercey, Co-Executor

By: Sara Jane Wilkins
By: Sara Jane Wilkins, Co-Executor

STATE OF Tennessee
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared Donald Wilbon Piercey, Joseph Argo Piercey and Sara Jane Wilkins, with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Trustees of The Sara D. Piercey Family Trust, and that they as such Co-Trustees, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of November, 2017.

Kelsie Holloway
Notary Public

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

Commission expires: 8/16/20

STATE OF Tennessee
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared Donald Wilbon Piercey, Joseph Argo Piercey and Sara Jane Wilkins, with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Executors of the Estate of Sara D. Piercey, and that they as such Co-Executors, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of November, 2017.

Kelsie Holloway
Notary Public

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

Commission expires: 8/16/20

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Hannah Kepley, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hannah Kepley
Notary's Signature

My Commission Expires: 8.22.21
Notary' Seal (if on paper)

