Bill Garrett Davidson County
Batch# 38767 DEEDQC
12/18/2017 12:26:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171218-0128633

This Instrument Prepared By
James E. McLendon
6144 Mt. Pisgah Road
Nashville, Tennesee 37211
(615) 306- 4369

QUITCLAIM DEED

Address New Owners:
James E. and Edith F. McLendon
6144 Mt. Pisgah Road
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel No.
162 070 145 00

WITNESSETH:

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **James E. McLendon**, ("Grantor"), hereby quitclaim and conveys unto **James E. McLendon** and **wife, Edith F.(Matheny) McLendon** ("Grantees"),as tenants by he entirety, all of the Grantor's right, title and interest in and to the following described real property, including, but not limited to, the Last Will and Testament of Mary Anne (Dees, McLendon) Grass, deceased, to wit:

LEGAL DESCRIPTON FOR PROPERTY SURVEY A PORTION OF PARCEL 145.00 ON TAX MAP 162-07, DAVIDSON COUNTY, TENNESSEE DEED # 20050328-0032715.

Property is located in the 30th Councilmanic District of Davidson County, Tennessee and being at he intersection of Algonquin Trail and Bart Drive and bounded on the north by Bart Drive, on the east by Antioch Park Subdivision Section 5 of record in Plat Book 4715, Pg. 187, R.O.D.C. and Section 6-B of record in Plat Book 5210, Pg. 56 of the R.O.D.C. and by property owned by Pamela Shaw, Raymond Grass and Mary Grass of record in Deed #20150120-9995461 in the R.O.D.C. and on the south by Tusculum Road and on the west by Colewood Acres Subdivision, 1st Revision of record in Plat Book 8250, Pg. 596 in the R.O.D.C. and by Colewood Hills Subdivision Section 1 of record in Plat Book 4300, Pg 130, and Section 2 of record in Plat Book 5210, Pg. 276 of the R.O.D.C. and more specifically described as follows:

Beginning at a point in the south being a point in the northerly property line of lot 5 of Colewood Hills Subdivision Section 2; Thence with the margin of Bart Drive around a curve to the left with a radius of 526.66' and arc distance of 71.88' and a cord distance of 71.82' with a cord bearing of S-64° 17' 08" -E to an existing concrete monument; thence leaving a margin of Bart Drive S-10° 18' 35" - W, 194.59' to a point; thence S – 10° 18' 38" - W, 254.65' to a point; thence S – 10° 18' 38" - W, 282.21' to an existing concete monumnet; thence S – 08° 18' 38: - W, 282.21' to an existing concrete monument; thence S -08° 19' 18" -W, 157.74 to an existing concrete monument; thence S 11° 13' 37" - W, 148.92 to a point; thence N – 80° 33' 40" - W, 370.00' to a point; N – 17° 33' 38" - W. 70.23' to an existing iron pin; thence N -41° 34' 15" - E, 104.10' to a point; thence N – 22° 45' 44" - E, 52.79' to a point; thence N – 17° 39' 17" - E, 67.76' to a point; thence N – 34° 55' 01" - W, 87.96' to a point; thence S – 53° 18' 39" - W, 7.77' to a point, thence around a curve to the right an arc length of 50.01', a cord bearing S – 68° 32' 04" - W, a cord length of 49.80' to a point; thence with the east boundary of Colewood Hills subdivision Section 1 the following; N – 15° 18' 06" - W, 204.45' to a iron pin at a fence comer; thence N – 16° 53' 59" - E, 255.38' to an iron pin; thence N – 68° 20' 21" - E, 128.00' to a point; thence N – 47° 14' 24" - E, 88.00' to a point; thence N – 34° 38' 42" - E, 139.14' to an existing monumenet; thence S – 63° 57' 27" - E, 95.11' to an existing monument; thence S – 49° 13' 41" - E, 90.91' to an existing monument; thence N – 40° 46' 19", 10.00' to a poin; thence around a curve to the left an arc distaance of 143.57', with a cord bearing N – 26° 01' 04" - E, a cord distance 141.99' and

a radius of 278.78' to a point; thence N – 11° 15' 51" - E, 19.60' to a point; thence around a curve tto the left with a radius of 25.00', an arc distance of 19.47', a cord bearing of N – 17° 02' 59" – W, a cord distance of 18.98' to the point of beginning and containing 9.55 acres, more or less. According to a survey by Galyon Northcutt Surveying dated March 27, 2017.

This is improved real property known as 140 Tusculum Road, Nashville, Tennessee 37013.
See Executor Deed Recorded as Instrument # 20030424-0055354
IN WITNESS WHEREOF, the Grantor has executed this instrument as of this 18 day of Dec 2017.

GRANTOR:

James E McLendon

James E. McLendon

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value whichever is greater, for this transfer is $ -0- and being recorded due to name change and part of Probate of Last Will and Testament of Mary A. Grass, dated May 21, 2002 and in the Seventh Circuit Court for Davidson County, Tennessee, probate Division, Case Number 02P-1998. Due to this being part of an estate passed by law and less than the maximum authorized is exempt from recordation tax.

WITNESS my hand and Seal this 18 day of December 2017.

Sally Elpers

Notary Public

Sally Elpers
State of Tennessee Notary Public
Davidson County

My Commission Expires: 1-6-20