Bill Garrett Davidson County
Batch# 41899 DEEDQC
12/27/2017 03:51:25 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171227-0131564

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Jeffrey Mobley, atty.**<br>**Howard Mobley Hayes & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Mary Joyce Niederhauser Lynch, Affiant<br><br>Subscribed and sworn to before me, this 20th day of December, 2017.<br><br>Notary Public<br>My Commission Expires: |

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires January 8, 2019

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Mary Joyce Niederhauser Lynch, Trustee<br>5810 Hillsboro Pike<br>Nashville, Tennessee | SAME | Davidson County:<br>144 00 0 043.01<br><br>Wilson County:<br>Map 032J, Group A<br>Parcel 007.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary Joyce Niederhauser Lynch,**

hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Mary Joyce Niederhauser Lynch, Trustee of The Mary Joyce Niederhauser Lynch Living Trust, established by the Revocable Trust Agreement of Mary Joyce Niederhauser Lynch dated December 29, 2006**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

**WITNESS** my hand this 20th day of December, 2017.

Mary Joyce Lynch

**Mary Joyce Niederhauser Lynch**

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 Mary Joyce Niederhauser Lynch, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 20th day of December, 2017.

My Commission Expires:

JEFFREY MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Notary Public

## EXHIBIT A

### Legal Descriptions

**Davidson County:**
**144 00 0 043.01 – 5810 Hillsboro Pike, Nashville, Tennessee 37215**

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Thomas Garrett Lands, as of record in Will Book 10, page 3, County Court for said County, and described according to a survey made by William Collier Parrish, Associates, Civil Engineers, dated Oct., 1963, as follows:

BEGINNING at an iron pin in the easterly margin of Hillsboro Road, being U. S. Highway 431; being the southwest corner of this tract, and the northwest corner of the Hillsboro Presbyterian Church property; thence along the margin of said Hillsboro Road, North 22° 51' East 77.4 feet to a concrete right of way monument; continuing with the margin of said Road, northerly around a slight curve, 310.6 feet to the southwest corner of the Frazier property; thence with said Frazier's line, leaving said Road, North 84° 08' East 259.5 feet to an iron stake; thence South 75° 31' East 203.1 feet to an iron stake; a corner of a tract of 6.6 acres, shown on said survey; thence along the line of said 6.6 acre tract, South 64° 40' West 236.40 feet to an iron pin; thence South 23° 05' West 292.30 feet to an iron stake in the north line or said Hillsboro Presbyterian Church Property; thence with the line of the same, North 72° West 309.60 feet to the point of beginning, containing 3 acres, more or less.

Subject to a utility easement 10 feet wide along the southerly line of the land, and a 40-foot easement for access-way for the use and benefit of the owners of the 6.6 acre tract lying easterly and to the rear of the land in question.

Being the same property conveyed to Roger B. Burrus and wife, Mary Joyce N. Burrus, by deed from the Wardens and Vestrymen of Christ Episcopal Church, a corporation, also known as the Wardens and Vestry of Christ Church at Nashville, Tennessee, a corporation, of record in Book 3646, page 379, Register's Office for Davidson County, Tennessee.

Mary Joyce Niederhauser Lynch and Mary Joyce N. Burrus are one and the same person.

Roger B. Burrus died on September 4, 1994.

This is improved property known as 5810 Hillsboro Pike, Nashville, Tennessee 37215.

**Wilson County:**
**Map 032J, Group A, Parcel 007.00 – 1100 Gay Winds Drive, Mt. Juliet, Tennessee 37122**

Land in Wilson County, Tennessee, being Lot No . 45 on the Plan of Gay Winds Subdivision, Section 1, as of record in Surveyor's Book 3, page 67, said Register's Office.

Said Lot No. 45 fronts 100 feet on the westerly side of Gay Winds Drive and runs back between lines, 389.7 feet on the northerly side and 387.4 feet on the southerly side to a line in the rear measuring 100 feet thereon.

Being the same property conveyed to Mary N. Burrus by deed from Ed Niederhauser Trust Fund A & B, of record in Book 385, page 755, Register's Office for Wilson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 170, page 186, said Register's Office, an easement to Middle Tennessee Electric Membership Corporation of record in Book 146, page 524, said Register's Office, and the Plan of record in Surveyor's Book 3, page 67, said Register's Office, shows a 40 foot minimum building setback line from Gay Winds Drive.

Mary Joyce Niederhauser Lynch and Mary N. Burrus are one and the same person.

This is improved property known as 1100 Gay Winds Drive, Mt. Juliet, Tennessee 37122.

---