THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.\

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Felecia Dobson Janco, Trustee of The Dobson Family Trust, dated December 21, 2018	New Owner	142 09 0H 015.00
609 Goodman Dr.	"	
Gallatin TN 37066	"	

Bill Garrett Davidson County
Batch# 57245 DEEDQC
02/09/2018 10:58:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180209-0013240

THIS INSTRUMENT PREPARED BY:

Smith.Sholar.Milliken. PLLC.
P. O. Box 663
Gallatin, TN 37066

STATE OF TENNESSEE }

COUNTY OF SUMNER }

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 7th day of February, 2018.

Notary Public

My commission expires: 3/2/21

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Ray Dobson, Grantor" by these presents, does hereby quitclaim and convey unto Felecia Dobson Janco, Trustee of The Dobson Family Trust, dated December 21, 2017, "Grantee", his successors and assigns, all of our right, title, and interest in and to the following described property in Davidson County, Tennessee:

Property located on the South side of Couchville Pike in the City of Nashville, 29th Councilmanic District of Davidson County, Tennessee. Being shown as Parcel 152.00 on Davidson County Property Map 121 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw, TN. R.L.S. #2395, dated July 17, 2017 and known as Job No. 17064, as follows:

BEGINNING at an iron pin set by a corner post in the Southerly right-of-way of Couchville Pike at the Northeast corner of the herein-described tract. Said pin being the Northwest corner of the Kenneth Burd, Jr. property of record in D.B. 20151208-0123611, R.O.D.C., TN. (Map 151 Parcel 155). Thence, from said POINT OF BEGINNING, leaving the right-of-way of Couchville Pike, with an old fence and the westerly line of Burd, and with the westerly line of the Jui-Lien Chou Ho property of record in D.B. 20161020-0111147, R.O.D.C., TN. (Map 121 Parcel 245), and with the westerly line of the Gregg Allan Garner property of record in D.B. 7194, Pg. 536, R.O.D.C., TN. (Map 121 Parcel 174), S 01°36'45" W – 1593.09' to an existing iron pin by a fence corner post. Said pin being the Southwest corner of Garner and the Southeast corner of the herein-described tract. Said pin also being in the northerly line of the Sallie R. Hicks etal property of record in D.B. 10440, Pg.

492, R.O.D.C., TN. (Map 121, Parcel 157). Thence, with the northerly line of Hicks and an old fence, N 89°00'00" W – 674.10' to a Railroad Spike set in a gravel road in the easterly line of the James Roy Jones property of record in D.B. 20031231-0184941, R.O.D.C., TN.(Map 121 Parcel 151). Thence with the easterly line of Jones, generally with a gravel road, N 03°35'48" E – 769.65' to a Railroad Spike set in said gravel road, Jones' Northeast corner. Thence, leaving the gravel road with an old fence, N 88°21'36" W – 513.48' to an existing iron pin by a fence corner post. Said pin being the Northwest corner of Jones and in the easterly line of the E. Muggler, Trustee property of record in D.B. 20110504-0034160, R.O.D.C., TN. (Map 121 Parcel 217). Thence, with the easterly line of Muggler and an old fence, N 02°00'09" E – 835.90' to an existing iron pin in the southerly right-of-way of Couchville Pike. Said pin being the Northeast corner of Muggler and the Northwest corner of the herein-described tract. Thence, along said southerly right-of-way of Couchville Pike, 30 feet from the centerline, N 89°34'16" E – 516.28' to an iron pin set by a fence corner post; Thence S 86°08'58" E – 384.93' to an existing iron pin by a fence corner post; Thence S 86°30'11" E – 254.75' to the POINT OF BEGINNING, containing 34.04 acres.

Being the same property conveyed to Ray Dobson and Francis Faith Dobson by deed of record in Deed Book 20150603-0051926, R.O.D.C., TN.

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

This is improved property, known as 2737 Couchville Pike, Nashville, TN 37217.

Witness my hand this 7th day of February, 2018.

Ray Dobson

Grantor- Ray Dobson

STATE OF TENNESSEE }
COUNTY OF SUMNER }

On this 7th day of February, 2018, before me personally appeared Ray Dobson, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand, at office, this 7th day of February, 2018.

My Commission expires: 6/22/21

Preston D Matthews

Notary Public

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY