THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 63507 DEEDQC
02/28/2018 11:34:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180228-0018782

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ellen Russell Jacobson 5415 Cleeces Ferry Road Nashville TN 37218	Same as Owner	078-00-0-012.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **GRACE RUSSELL STEWART**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **ELLEN RUSSELL JACOBSON**, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Beginning at a point in the center of Clees Ferry Road (also known as Cleeces Ferry Road), said point being the southeast corner of the property conveyed to William Keel, Jr. and wife, Lyla Mae Keel, of record in Book 2692, page 571, Register's Office for said County. thence, with center of said road and with Keels east line north 2 degrees 45 minutes west 205.4 feet to a point; thence, leaving said road with a fence Line south 86 degrees 05 minutes east 241.7 feet to the westerly margin of Old Hickory Boulevard; thence, with said margin south 3 degrees 20 minutes east 703.9 feet to a point; thence, with a curve to the left 507.89 feet to a point, said curve having a radius of 1940.0 feet, a central angle of 15 degrees 00 minutes, and a tangent distance of 255.41 feet; thence, continuing with said margin south 18 degrees 20 minutes east 735.3 feet to a point; thence, with a curve to the right 344.08 feet to a point, said curve having a radius of 1402.72 feet, a central angle of 14 degrees 03 minutes 15 seconds, and a tangent distance of 172.91 feet; thence, leaving said Old Hickory Boulevard with a fence line north 81 degrees 00 minutes west 733.9 feet to the center of said Clees Ferry Road (also known as Cleeces Ferry Road); thence, with the approximate center line of said road, north 04 degrees 48 minutes west 507.9 feet to a point; thence, north 01 degrees 18 minutes east 249.6 feet to a point; thence, north 10 degrees 08 minutes east 300.3 feet to a point; thence, north 02 degrees 29 minutes east 306.2 feet to a point; thence, north 02 degrees 59 minutes east 574.0 feet to the point of beginning.

Included in the above described tract of land, but specifically excluded therefrom is that portion of the property contained within the bounds of Cleeces Ferry Road and Old Hickory Boulevard.

Being the same property conveyed to Ellen Russell Jacobson and Grace Russell Stewart by Installment Deed from Georgianna West Russell, of record on April 2, 2001, at Instrument No. 20010402-0031113, Davidson County Register of Deeds. Note that the release of the lien retained for payment of the installments under the said Installment Deed is of record at Instrument No. 20091223-0116667, Davidson County Register of Deeds.
This is property known as: 4496 Cleeces Ferry Road, Nashville, TN 37218

This property is commonly known as **4496 Cleeces Ferry Road, Nashville, TN 37218**.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

Witness my hand this 20th day of **February, 2018**:

Grace Russell Stewart

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF San Mateo)

On 20th February, **2018** (insert date), before me, Mowmita Nath, Notary Public, (insert name and title of the officer), personally appeared **Grace Russell Stewart**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

MOWMITA NATH
COMM. # 2225270
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
MY COMM. EXP. DEC. 14, 2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2018:

Brigid Lanigan
Notary Public

My Commission Expires: 11/3/2020

BRIGID LANIGAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 3, 2020