Prepared by:
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055

Bill Garrett Davidson County
Batch# 90976 DEEDQC
05/11/2018 08:40:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180511-0045156

STATE OF TENNESSEE
COUNTY OF Dickson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 1st **day of** May **2018.**

Notary Public
My commission expires: [redacted]

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
Exp. Jan. 26, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mr. Bruce Peery, III	**New Owner**	**168-00-0-104.00**
407 31st Avenue South		**168-00-0-133.00**
Nashville, TN 37212		**168-00-105.00**

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Jason Epley, married**, hereinafter the Grantor, by these presents, does hereby quitclaim and convey unto **Bruce Peery, III, unmarried**, hereinafter the Grantee, all his right, title and interest in and to the following tracts or parcels of land in **Davidson** County, Tennessee, to-wit:

Tracts of land in Davidson County, Tennessee, and being more particularly described as follows:

Tract No. 1: BEGINNING at a planted stone on the North side of Hester and Beasley Road; thence North 27 ½ degrees West 23 poles to a stake; thence South 52 degrees West 8 poles to a stake; thence South 27 ½ degrees East 23 poles to the Hester and Beasley Road; thence North 52 degrees East 8 poles to the point of beginning, containing 1.15 acres, more or less.

Tract No. 2: BEGINNING at a stake in the centerline of Hester Beasley Road at W.J. McNeil's Northwest corner; thence with Hester Beasley Road, North 52 degrees West 7 poles to a stake; thence South 27 ½ degrees West 23 poles and crossing the hollow to a stake on hillside; thence South 52 degrees East 7 poles to W.J. McNeil's Southwest corner, thence with said W.J. McNeil's North boundary line, North 27 ½ degrees East 23 poles to the beginning, containing 1 acre, more or less.

Tract No. 3: BEGINNING at a point on the North side of Hester Beasley Road, said point being South 52 degrees West 8 poles from the original Southeast corner of the John A. McNeal property; thence North 27 ½ degrees West along the property line of J.A. McNeal and W.J. McNeal, 23 poles to a point; thence South 52 degrees West 6 poles to a point; thence South 27 ½ degrees East 23 poles to a point in the North margin of Hester Beasley Road; thence North 52 degrees East 6 poles to the point of beginning and containing approximately 1.1 acre, more or less.

Together with an easement for sewage disposal and future repair purposes across Tract Nos. 1 and 3 and herein described as set out in Dedication of Easement of record in Book 7336, Page 709, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Bruce Peery, III, by deed from Emerald Cree Properties, a general partnership, dated August 27, 2013, and of record in Instrument No. 20130830-0091795, in the Register's Office of Davidson County, Tennessee. Also being the same property in which a ½ undivided interest was conveyed to Jason Epley, by Quitclaim Deed from Bruce Peery, III, dated August 13, 2014, and of record in Instrument No. 20140818-0074679, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **8931, 8937 and a vacant lot on Hester Beasley Rd., Nashville, TN.**

Witness my hand this 1st day of May, 2018.

Jason Epley

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jason Epley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Dickson, Tennessee, this 1st day of May, 2018.

Notary Public
My Commission Expires:

(Notary Seal)

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.