Bill Garrett Davidson County
Batch# 102022 DEEDWARR
06/07/2018 02:01:51 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20180607-0054902

THIS INSTRUMENT PREPARED BY:

Robert H. Waldschmidt, Attorney
7003 Chadwick Drive, Suite 211
P.O. Box 2828
Brentwood, TN 37024-2828
(615) 468-1020

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Sidney Quarrier and Anne McGee Quarrier **7148 Stringfellow Rd.** **Nashville TN 37209**	Ameris Bank 1800 Parkway Place, Suite 820 Marietta, GA 30067	**101 00 0 072.00**

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

IN RE:	)	
	)	CASE NO. 17-07801-MH3-7
TIMOTHY JAMES STEVENS,	)	CHAPTER 7
	)	JUDGE MARIAN F HARRISON
	)	
Debtor	)	

TRUSTEE'S DEED

For and in consideration of the sum of Two Hundred Two Thousand and No/100 Dollars ($202,000.00), I, Robert H. Waldschmidt, Trustee in Bankruptcy for Timothy James Stevens, and with authority to convey the interests of Virginia Stevens, Peggy Stevens and Paul Stevens, do hereby bargain, sell, and convey to Sidney Quarrier and Anne McGee Quarrier, husband and wife, all of the debtor's right, title and interest in the following described real property in Davidson County, Tennessee:

TRACT NO. 1:
A parcel of land on N. side of Stringfellow Branch, to wit: Beginning at a stake in Stringfellow line on N. bank of branch and running N. 36-1/2" west with said line 80 yards to a stake near a cedar tree; thence N.E. 60 yards to a stake, thence south 36-1/2" east 90 yards to N. side of Stringfellow Branch; thence S.W. 60 yards to the beginning, containing one acre be the same more or less.

Said tracts of land being of record in Book 3789, page 468, Register's Office for Davidson County, Tennessee. Being a part of the estate of the late G.F. Cullom which was conveyed by his heirs, Luther E. Cullom, et al, to Luther E. Cullom and wife, Inez K. Cullom, of record in Book 3405, page 361, Register's Office for Davidson County,

Tennessee, and formerly acquired by G.F. Cullom from R.S. and T.A. Turner, Jan. 1, 1901, for record in Book 287, page 233, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to J.J. Stevens and wife, Lorena Stevens by deed from Luther Cullom and wife, Inez K. Cullom, of record in Book 3789, page 467, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Being a parcel of land located in the 8th Civil District of Davidson County, Tennessee, containing .58 acre, more or less, and being a part of the Luther E. Cullom Land of record in Book 3405, page 361, Register's Office for Davidson County, Tennessee, according to a survey made August 20, 1966, by S.H. Hutchison.

Beginning at a stake in the northwest corner of Michael Stevens tract of .87 acre and the northeast corner of J.J. Stevens tract; thence south 47 deg. West 180 feet, more or less, to a stake in Stringfellow line; thence north 35 deg. West 119 feet to a cedar tree in the Stringfellow line; thence north 53 deg. East 37 feet to a stake in fence, small Elm pointer; thence north 27 deg. 30' west 40 feet to a stake at an Elm pointer; thence north 47 deg. 30' east 127 feet to a stake in fence; thence south 37 deg. East 151 feet, more or less, to the point of beginning, containing .58 acre, more or less.

Being a part of the property conveyed to Luther E. Cullom and wife, Inez K. Cullom, by deed from L.E. Cullom, et als, of record in Book 3405, page 361, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to J.J. Stevens and wife, Lorena Stevens by deed from Luther Cullom and wife, Inez K. Cullom, of record in Book 4155, page 401, Register's Office for Davidson County, Tennessee.

Said properties (Tract No. 1 and Tract No. 2) were subsequently vested in Timothy James Stevens, Virginia Stevens, Peggy Stevens, and Paul Stevens (the 4 children of J.J. Stevens and Lorena Stevens), upon the respective deaths of J.J. Stevens and Lorena Stevens, pursuant to Affidavit of Heirship of record in Document No. 201801160004384, Register's Office for Davidson County, Tennessee.

The interest of Timothy James Stevens was further divested from him through the filing of a Bankruptcy proceeding in the Middle District of Tennessee (case No. 17-07801-MH3-7, and Robert H. Waldschmidt was appointed Trustee to administer the bankruptcy estate of Timothy James Stevens in that bankruptcy proceeding.

Said properties (Tract No. 1 and Tract No. 2) were further order to be partitioned and sold by the trustee, Robert H. Waldschmidt, by Agreed Order in the Bankruptcy Court in Adversary Proceeding No. 18-90008, of record in Document No. 20180302-0019699, Register's Office for Davidson County, Tennessee.

WHEREAS, pursuant to the appointment of Trustee entered on 11/15/17 in the United States Bankruptcy Court, Middle District of Tennessee, Case No. 17-07801-MH3-7, the Trustee was appointed and empowered as Trustee of the above estate and all the estate therein which Robert H. Waldschmidt, Trustee, has or has power to convey or dispose of as such trustee, but no further or otherwise.

TO HAVE AND TO HOLD the subject property together with all the singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors and assigns forever,

without covenant, representation, or warranty whatsoever, **subject, however, to** the permitted encumbrances.

IN WITNESS WHEREOF, I, ROBERT H. WALDSCHMIDT, have set my hand on this the 6th day of June, 2018.

Trustee
ROBERT H. WALDSCHMIDT, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ROBERT H. WALDSCHMIDT, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this the 6th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 10-31-20

RUTH MEACHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $202,000.00.

Trustee
ROBERT H. WALDSCHMIDT,TRUSTEE

Sworn to and subscribed before me this 6th day of June, 2018.

Notary Public

Commission Expires: 10-31-20

RUTH MEACHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY