TRUSTEE'S QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 129008 DEEDQC
08/14/2018 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180814-0080437

M-RTE-18-3935

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Meg Cressman, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/3/2020

(AFFIX SEAL)

CHARLES WELCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven Whidby	**New Owner**	
(NAME)	(NAME)	
3935 Pin Hook Road		**165-00-0-052.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEG CRESSMAN, TRUSTEE OF THE LILLIE LOVE REVOCABLE TRUST, DATED NOVEMBER 16, 2004, AS AMENDED AND RESTATED ON SEPTEMBER 6, 2017,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STEVEN WHIDBY, AN UNMARRIED MAN,** hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A LOUD NOISE IN THE CENTERLINE OF PIN HOOK ROAD, SAID LOUD NOISE BEING A METAL DETECTED SIGNAL BELIEVED TO BE A RAILROAD SPIKE PAVED OVER AND CALLED FOR IN SUBJECT DEED, SAID NOISE BEING THE SOUTHEAST CORNER OF PARCEL 59 CONVEYED TO LILLIE LOVE REVOCABLE TRUST, (INSTRUMENT NO. 20161220-0133536) AND LYING NORTH 17 DEGREES 31 MINUTES 05 SECONDS EAST A DISTANCE OF 24.40 FEET FROM AN IRON PIN IN CONCRETE AT THE NORTHEAST CORNER OF PEPPERTREE FOREST, SECTION TEN, (PLAT BOOK 7900, PAGE 938):

THENCE, FOLLOWING CENTERLINE OF PIN HOOK ROAD:
SOUTH 77 DEGREES 09 MINUTES 50 SECONDS EAST A DISTANCE OF 140.34 FEET TO A POINT;

THENCE, LEAVING THE CENTERLINE:
SOUTH 10 DEGREES 32 MINUTES 56 SECONDS WEST A DISTANCE OF 24.69 FEET TO AN IRON PIN FOUND ON THE SOUTHERLY RIGHT OF WAY OF SAID PIN HOOD ROAD AT THE NORTHWEST CORNER OF PARCEL 110, SAID PARCEL CONVEYED TO WAHIDI CONTRUCTION, LLC (INSTRUMENT NO. 20130522-0051980);

THENCE, WITH LEAVING THE RIGHT OF WAY WITH WESTERLY LINES OF SAID PARCEL 110:
SOUTH 09 DEGREES 56 MINUTES 33 SECONDS WEST A DISTANCE OF 753.90 FEET TO AN IRON PIN FOUND,
NORTH 86 DEGREES 10 MINUTES 17 SECONDS WEST A DISTANCE OF 145.04 TO AN IRON PIN FOUND IN THE EAST LINE OF PEPPERTREE FOREST, SECTION TEN, AS REFERENCED ABOVE;

THENCE, WITH SAID PEPPERTREE FOREST BOUNDARY AS FOLLOWS:
NORTH 11 DEGREES 52 MINUTES 06 SECONDS EAST A DISTANCE OF 194.53 FEET TO A WOOD POST, NORTH 09 DEGREES 24 MINUTES 26 SECONDS EAST A DISTANCE OF 582.55 FEET TO AN IRON PIN FOUND IN CONCRETE AT NORTHEAST CORNER OF SAID PEPPERTREE FOREST SUBDIVISION;

THENCE, NORTH 17 DEGREES 31 MINUTES 05 SECONDS EAST A DISTANCE OF 24.40 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 2.55 ACRES, MORE OR LESS.

Being the same property conveyed to Johnnie Wood and wife, Maxie Wood by Warranty Deed from J. E. Roach, a widower of record in Book 769, Page 467, Register's Office for Davidson County, Tennessee, dated September 27, 1927 and recorded on October 18, 1927. The said Johnnie Woods predeceased Maxie Woods (akso known as Maxie Lillie Woods) as surviving tenant by the entirety. The said Maxie Woods having since died on August 17, 1974 devising said property to Lillie Mae Love (also known as Lillie Love, Lillie Mai Love and Lillie Mae Whitley Love) pursuant to her Last Will and Testament of record in Case No. 02P231 in the Seventh Circuit Court for Davidson County, Tennessee as Nashville (Probate Division).

Being a portion of the same property conveyed to Lillie Love Revocable Trust by Quitclaim Deed from Lillie Love of record in Instrument No. 20161220-0133537 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on December 20, 2016.

Meg Cressman having been appointed Successor Trustee of the Lillie Love Revocable Trust, dated November 16, 2004, as amended and restated on September 16, 2017 pursuant to Order of record in Case No. 17P-1821 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Right of Way of Pin Hook Road
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3935 Pin Hook Rd., Antioch, Tennessee 37013**.

Witness my hand this the 10th day of August, 2018.

Lillie Love Revocable Trust, dated November 16, 2004, as amended and restated on September 6, 2017

BY: Meg Cressman, Trustee
Meg Cressman
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Meg Cressman, Trustee of Lillie Love Revocable Trust, dated November 16, 2004, as amended and restated on September 6, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 10th day of August, 2018.

Notary Public

CHARLES WELCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

My Commission Expires:
11/3/2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212