Bill Garrett Davidson County
Batch# 134050 DEEDQC
08/28/2018 10:17:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180828-0085050

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILSON)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of August, 2018.

KIMIE PERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
COUNTY OF WILSON

NOTARY PUBLIC
My Commission Expires: 2/22/2020

ADDRESS OF NEW OWNER:
Allison Rollins
1112 Berwick Trail
Madison, TN 37115-4909

SEND TAX BILLS TO:
Owner

Map/Parcel 032 00 0 016.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Henry J. Abbott ("Grantor")** hereby conveys all of his right title and interest to the hereinafter described property to **Allison Rollins ("Grantee")**, her heirs, successors and assigns. Said property conveyed herein is described as follows:

First Tract:
Being a tract of land in the 10th formerly the 22nd Civil District of Davidson County and described as follows:

Beginning at a stake on a county road, the S.E. corner of James Ely's land, formerly Nelson Talley's 50 acre tract; thence with said Ely's line North 38 ½ degrees E. 51.2 poles to Charles R. Moseley's corner; thence with his line South 27 degrees E. 54 ½ poles to the center of a road in the N.W. line of Murphy and Paradise land, thence with said road, South, 41 ½ degrees W. 30 poles to Selden Evans' S.W. corner in the S.W. line of the J.W. Talley 80 acre tract; thence with said line, North 55 degrees W. 16 poles; thence North 43 degrees W. 35 poles to the beginning, containing 14 acres, being the same more or less and being out of the N.W. corner of said Talley 80 acre tract.

Second Tract:

Being a tract of land in the 10th formerly the 22nd Civil District of Davidson County and being part of a tract conveyed to us by J.W. Talley et. al. Beginning at a stone on the South side of the Brick Church Pike; thence N. 387 degrees E. 79 ½ poles to a corner post; thence N. 15 degrees W. 24.4 poles to a fence post with Hackberry pointer; thence S. 38 ½ degrees W. 43.6 poles to a gate post; thence S. 28 ½ degrees W. 46.68 poles to the S. margin of said turnpike and with same S. 37 degrees E. 13.72 poles to the beginning containing 9.65 acres more or less.

Being the same property conveyed to Lorita Jackson Bradley (a/k/a Rita J. Bradley) by deed from Jessie B. Jackson of record in Book 5455, page 212 Register's Office for Davidson County, Tennessee. John Ronald Bradley having quitclaimed his interest to Rita J. Bradley of record in Book 11605, page 415 Register's Office for Davidson County, Tennessee.

Rita J. Bradley (a/k/a Lorita Jackson Bradley) having since died intestate on November 28, 2017 vesting the property in her husband, Henry J. Abbott and Allison Rollins her heirs at law as evidenced in the Davidson County Probate Court, Docket No. 18P-297.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Hy J. Abbott

Henry J. Abbott

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Henry J. Abbott, with whom I am personally acquainted, or who proved himself on the basis of satisfactory evidence and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 27th day of August, 2018.

Notary Public

My Commission Expires: 2/22/2020

JAMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON