Bill Garrett Davidson County
Batch# 134050 DEEDQC
08/28/2018 10:17:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180828-0085052

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.

NOTARY PUBLIC
My Commission Expires: 2/22/2020

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

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

SEND TAX BILLS TO:
Owner

Map/Parcel 32 22.00

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:

Land in the 10th formerly 22nd Civil District of Davidson County Tennessee, about 9 miles northerly from the City of Nashville and described as follows:

Beginning at a point in the center of the road dividing an 80 acre tract conveyed to J.W. Talley by E. H. Talley and others by deed of record in Book 290, page 59 Register's Office for Davidson County, Tennessee of which this tract is a part; thence North 27 degrees West 54 ½ poles to a cedar post in the original west boundary line of said 80 acre tract; thence with same North 38 ½ degrees East 22.8 poles to a stone; thence North 15 degrees West 48 poles to a stone; thence East 48 poles to a stone in the east margin of an 18 foot road, (which is not hereby conveyed); thence South 10 degrees east 22 poles to a stake, with cedar and persimmon pointers, Allen's corner; thence with his line South 74 degrees East 3 poles to the center of the road dividing said 80 acre tract; thence with said road South 14 ½ degree West 32 poles, South 7 ¾

degrees West 14 poles, South 27 ½ degrees West 34 poles and South 23 degrees West 18 poles to the beginning containing 26 acres more or less.

Being the same property conveyed to J. B. Jackson and wife Jessie B. Jackson by deed from Charles E. Mosley of record in Book 1969, page 581 Register's Office for Davidson County, Tennessee. J.B. Jackson having died vesting the property in Jessie B. Jackson, the surviving tenant by the entirety.

Jessie B. Jackson having since died vesting the property in Mavie Lorita Jackson (a/k/a Mavie Lorita Jackson Bradley, Lorita Jackson Bradley and Rita J. Bradley.) pursuant to her Will and Testament of record in Book 10957, page 695 Register's office for Davidson County, Tennessee. Rita J. 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.

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

KIMIE RENEE TENNESSEE NOTARY PUBLIC My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON