Karen Y Johnson Davidson County
Batch# 137512 DEEDQC
09/06/2018 09:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180906-0088243



BK/PG:7455/906-910
18035504

| | |
|---|---|
| 5 PGS : QUITCLAIM DEED | |
| JESSICA SWEENEY 559244 - 18035504 | |
| 09/06/2018 - 09:00:44 AM | |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 25.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 27.00 |

STATE of TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (JHR)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

# QUITCLAIM DEED

Address New Owners:
Holmes Family Trust, et al
Deborah Ann Holmes Wallach, Trustee
18226 Sheerin Road
Pacific, MO 63069

Send Tax Bills To:
James N. McFarlin, Jr.
980 Battle Drive
Nolensville, TN 37135

Map/Parcel Number:

Davidson County
Map 186, Parcel 21

Williamson County
Map 33, Parcel 82

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Mary L. Holmes, being one and the same person as Mary Lucinda Holmes, and being one and the same person as Mary Lou Holmes, by and through her attorney-in-fact, Deborah Ann Holmes Wallach, (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest, being an undivided 26.666% interest, in and to certain real property located in Davidson and Williamson Counties, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Deborah Ann Holmes Wallach, Trustee, and her successors in trust, of the Holmes Family Trust dated July 23, 2018 (the "Grantee"), in fee simple.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

This is unimproved property located on Nolensville Road, Nolensville, Tennessee.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

(Remainder of page intentionally left blank.)

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 28 day of August, 2018.

Mary L Holmes, Grantor by Deborah Ann Holmes Wallach, POA and Trustee of Holmes Family Trust

Mary L. Holmes, Grantor
By: Deborah Ann Holmes Wallach, Attorney-in-Fact for Mary Lou Holmes pursuant to Power of Attorney of record in Book 7432, page 508, Register's Office for Williamson County, Tennessee and at Instrument No. 20180807-0077732, Register's Office for Davidson County, Tennessee

STATE OF MISSOURI )
COUNTY OF St. Louis )

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Deborah Ann Holmes Wallach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the attorney-in-fact for Mary L. Holmes, the within named bargainor, and that she as such Attorney- in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Mary L. Holmes by herself as Attorney-in-fact.

WITNESS my hand and seal at office in Eureka, Missouri, this 28th day of August, 2018.

Lisa A. Cook
Notary Public

My Commission Expires: 1/26/2020

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

LISA A. COOK
My Commission Expires
January 26, 2020
Franklin County
Commission #16492627

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

John M. Roe, Jr.
Affiant

Subscribed and sworn to before me this 5th day of September, 2018.

Notary Public

My Commission Expires: 9/7/2021

BEVERLY SEBASTIAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY

860986.1 12577-001

# EXHIBIT A

Situate in the 17th Civil District of Williamson County and the 31st Council District of Davidson County, being the James N McFarlin Family Trust property, Book 6344 Page 970, recorded in the Register's Office of Williamson County, Tennessee (ROWCT), also described in Instrument Number 20141229-0118401, recorded in the Register's Office of Davidson County, Tennessee (RODCT) and more particularly described as follows:

Beginning at an iron pin found in the easterly margin of Nolensville Pike (SR 11), existing 70 foot wide public right-of-way, said iron pin being a common corner with Burkitt Place, Phase 1A, Plat Book 44 Page 34 (ROWCT) and Instrument Number 20060315-0029572 (RODCT); thence with said margin of said Nolensville Pike, North 21°53'40" West a distance of 703.67 feet to an iron pin set; thence leaving said margin of said Nolensville Pike and with the line of Burkitt Commons, LLC, Plat Book 68 Page 14 and Book 6726 Page 584 (ROWCT) the following eight (8) courses and distances: 1) thence North 87°43'50" East a distance of 22.14 feet to a point; thence 2) North 87°43'50" East a distance of 14.57 feet to a point; thence 3) North 79°58'18" East a distance of 31.01 feet to a point; thence 4) North 69°41'42" East a distance of 68.12 feet to a point; thence 5) North 55°25'50" East a distance of 76.62 feet to a point; thence 6) North 78°45'00" East a distance of 27.86 feet to a point; thence 7) North 58°36'29" East a distance of 81.90 feet to a point; thence 8) North 43°14'00" East a distance of 120.61 feet to a point in the line of Regent Homes, LLC Instrument Number 20180119-006002 (RODCT); thence with the line of said Regent Homes, LLC the following ten (10) courses and distances: 1) North 54°51'44" East crossing the county line into Davidson County, Tennessee, a distance of 102.74 feet to a point; thence 2) South 65°06'18" East a distance of 22.68 feet to a point; thence 3) North 65°43'14" East a distance of 17.72 feet to a point; thence 4) North 30°44'18" East a distance of 37.74 feet to a point; thence 5) North 44°05'40" East a distance of 90.08 feet to a point; thence 6) North 66°50'38" East a distance of 30.91 feet to a point; thence 7) South 66°15'53" East a distance of 28.57 feet to a point; thence 8) North 89°37'33" East a distance of 34.76 feet to a point; thence 9) North 73°43'50" East a distance of 17.79 feet to a point; thence 10) North 89°47'42" East a distance of 28.60 feet to a point in the line of said Burkitt Place, Phase 1A; thence with the line of said Burkitt Place, Phase 1A the following eleven (11) courses and distances: 1) South 21°49'54" East a distance of 25.00 feet to an iron pin set (a witness corner); thence 2) South 21°49'54" East a distance of 320.13' to an iron pin set (witness monument set on line at intersection with Williamson\Davidson County line); thence 3) South 21°49'54" East a distance of 846.97 feet to an iron pin found; thence 4) with a curve turning to the right, a radius of 290.00 feet, an arc length of 155.74 feet, a chord bearing of South 80°46'43" West , and a chord length of 153.88 feet to an iron pin found; thence 5) North 83°50'09" West a distance of 316.70 feet to a point; thence 6) North 06°09'08" East a distance of 5.00 feet to a point; thence 7) North 83°50'09" West a distance of 223.65 feet to a point; 8) thence with a curve turning to the left, a radius of 365.00 feet, an arc length of 83.46 feet, a chord bearing of South 89°36'47" West, and a chord length of 83.28 feet to a point; thence 9) South 83°03'43" West a distance of 49.23 feet to a point; thence 10) North 36°46'06" West a distance of 77.62 feet to a point; thence 11) South 68°09'19" West a distance of 27.47 feet to which is the Point of Beginning, having an area of 18.012 acres (784589 square feet), more or less.

Being part of the same property conveyed to B. H. McFarlin and wife, Evie E. McFarlin by deed from Bert Elmer Cochran and wife, Leslie Carroll Cochran of record in Deed Book 112, page 184, dated June 24, 1959, Register's Office for Williamson County, Tennessee. B. H. McFarlin died on or about March 27, 1979, leaving Evie E. McFarlin as the surviving tenant by the entirety. Evie E. McFarlin died testate on or about April 22, 1993. She devised said property to her five children, Ben H. McFarlin, Jr., James N. McFarlin, William T. McFarlin, Ellen M. Jennings and Mary L. Holmes by Will of record in Will Book 185, page 678, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), and Quitclaim Deed of record in Book 1460, page 558, Register's Office for Williamson County, Tennessee, and in Book 10253, page 883, Register's Office for Davidson County, Tennessee.

William T. McFarlin died testate on or about March 19, 2014. Pursuant to the terms of his Will of record in Docket No. 14P711 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), James N. McFarlin, Jr., Executor of the estate of William T. McFarlin has conveyed his 20% undivided interest in said property to Mary Lou Holmes, a 6.666% undivided interest, James N. McFarlin, Jr., a 3.333% undivided interest, Donna Renata Dobson, a 3.333% undivided interest, Neal Lee Jennings, Jr., a 3.334% undivided interest and Terri Jennings Stanley, a 3.334% undivided interest by Executor's Deed of record in Book 6344, page 970, Register's Office for Williamson County, Tennessee, and in Instrument No. 20141229-0118401, Register's Office for Davidson County, Tennessee, dated December 18, 2014.

The source of the legal description set forth above is a survey dated June 28, 2018 (Job No. 755425), prepared by William J. Huffman, TN RLS 1754, of CESCO, Inc., 750 Old Hickory Blvd., Suite 1-254, Brentwood, Tennessee, 37027.

## CERTIFICATE OF AUTHENTICITY

I, John H. Roe, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John H. Roe

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, John H. Roe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of September, 2018.

Notary Public

My Commission Expires: 9/7/21

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Exp. Sept. 7, 2021
DAVIDSON COUNTY