Karen Y Johnson Davidson County
Batch# 163174 DEEDQC
11/20/2018 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181120-0114389

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Patsy McClung Harrison and
Kathy M. Carneal
110 Fields Dr.
Old Hickory, TN 37138

Send Tax Bills To
Same

Map-Parcel No.
053 12 0 204.00

Quitclaim Deed by Trustee

Grantor: Patsy McClung Harrison, Trustee under the Irrevocable Trust Agreement of Lucy Jean Pentecost McClung, dated March 31, 2017
Grantee: Patsy McClung Harrison and Kathy M. Carneal

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

The easterly 150 feet to Lot 22, Section 2, Life & Casualty Subdivision of the Dabb's and Elliott property, Old Hickory, Tennessee, recorded in Book 843, Page 56, said Register's Office, more particularly described as follows:

BEGINNING at a point in the northerly margin of Old Hickory Blvd. at the common corner of Lots 21 and 22; thence north 41° 31 minutes, east 525 feet to the common corner of Lots 4, 5, 21 and 22 of said Section 2; thence north 48° 29 minutes. West 525 feet and parallel to the common line of Lots 21 and 22 to a point in the northerly margin of Old Hickory Blvd.; thence south 48° 29 minutes east, along the northerly margin of Old Hickory Blvd to point of beginning, comprising some 1.81 acres more or less.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE, THE FOLLOWING DESCRIBED PROPERTY:

BEING a tract or parcel of land in Davidson County, Tennessee, and being, the easterly 75 feet of Lot 22, Section 2, Life and Casualty Subdivision of the Dabb's and Elliott property, Old Hickory, Tennessee, recorded in Book 843, page 56, Register's Office for said County, more particularly described as follows:

BEGINNING at a point in the northerly margin of Old Hickory Blvd. Road (Hadley Road) at the common corner of Lots 21 and 22; thence north 41° 31 minutes east 525 feet to the common corner of Lots 4, 5, 21 and 22 of said Section 2, thence north 48° 29 minutes west 75 feet along the common line of Lots 4 and 22, to a point; thence south 41° 31 minutes west 525 feet and parallel to the common line of Lots 21 and 22 to a point in the northerly margin of said Old Hickory Blvd. Road; thence south 48° 29 minutes east 75 feet more or less along the northerly margin of Old Hickory Blvd Road to the point of beginning.

Being the same property conveyed to Patsy McClung Harrison, Trustee under the Irrevocable Trust Agreement of Lucy Jean Pentecost McClung, dated March 31, 2017, by deed from Lucy Jean Pentecost McClung, unmarried, of record in Instrument No. 20170329-0030325, Register's Office for Davidson County, Tennessee.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in Register's Office for Davidson County, TN, or otherwise, as may affect the property, including the follows:

Telephone line easement of record in Book 843, Page 56 and Book 924, Page 121, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3408 Old Hickory Blvd., Old Hickory, TN 37138.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Patsy McClung Harrison

Patsy McClung Harrison, Trustee
Grantor

State of Tennessee
County of Davidson

On November 13, 2018, before me appeared Patsy McClung Harrison, 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 Trustee under the Irrevocable Trust Agreement of Lucy Jean Pentecost McClung, dated March 31, 2017, executed the foregoing instrument for the purpose therein contained, by signing her name as Trustee.

Debra Y. King

Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Patsy McClung Harrison

Patsy McClung Harrison, Grantee

Sworn to and subscribed before me on November 13, 2018.

Debra Y. King

Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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.

Chelle Guidry
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Timothy L. Takacs, a notary public for this county and state, Chelle Guidry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Y. King
Notary's Signature
My Commission Expires: May 25, 2022

