Karen Y Johnson Davidson County
Batch# 166425 DEEDQC
11/27/2018 10:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181127-0115517

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **McKenzie Laird Ottinger Leach, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 14th day of November 2018. Notary Public My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number:
Harold Edward Jackson, III, Frances J. Ambrose Kathleen Jackson Estes 2018 Fransworth Drive Nashville, TN, 37205	SunTrust Bank MC:6500 PO Box 305110 Nashville, TN, 37230	11602001400

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SUNTRUST BANK, NASHVILLE TRUSTEE UNDER AGREEMENT WITH HG HILL & F H CALDWELL CONSOLIDATED FOR F. CALDWELL JACKSON (PER AGREED ORDER DTD 04/12/1995)** owning a thirty-three and 33/100 percent (33.33%) undivided interest ("**Grantor**"), does hereby quitclaim, transfer and convey unto **HAROLD EDWARD JACKSON, III, FRANCES J. AMBROSE, AND KATHLEEN JACKSON ESTES**, each owning an eleven and 11/100 percent (11.11%) undivided interest ("**Grantees**"), their successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **101 Hillwood Blvd., Nashville, Tennessee 37205.**

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of June 28, 2018.

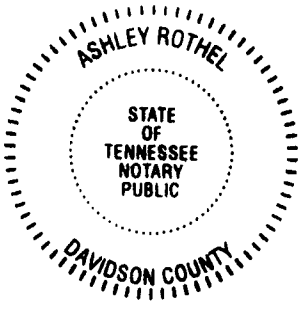
SUNTRUST BANK, NASHVILLE TRUSTEE UNDER AGREEMENT WITH HG HILL & F H CALDWELL CONSOLIDATED FOR F. CALDWELL JACKSON (PER AGREED ORDER DTD 04/12/1995)

By: Sita McMurrin
Name: Sita McMurrin
Its: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Sita McMurrin**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Vice President** of **SunTrust Bank, Nashville Trustee under Agreement with HG Hill & F H Caldwell consolidated for F. Caldwell Jackson (Per Agreed Order DTD 04/12/1995)**, and that such person is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 13 day of November, 2018.



Ashley Rothel
Notary Public
My Commission Expires: January 6, 2020

EXHIBIT A

Legal Description

TRACT ONE:

A tract of land off the southwesterly corner of Mamie W. Hill tract, formerly Cude and Lipscomb tract, beginning at the corner of a stone wall on the new line of the Harding Road, being the southwesterly corner of said tract; being also a corner to the Fletcher tract; thence running with Fletcher & Hill line north 64 degrees 08 minutes west, 1349 feet to a stake at the northerly side of a post; thence north 38 degree 30 minutes East 734.5 feet to a stake; thence south 50 degrees 30 minutes East 531 feet to a stake; thence south 43 degrees 25 minutes East 776.5 feet to a stake on the new line of the Harding road; thence following the stone wall with its curved line in a southwesterly direction 322.3 feet to the beginning, including and excluding the area of the Nashville, Chattanooga & St. Louis Railway, and containing 16.058 acres.

A right of way for an avenue 50 feet wide is reserved through the above described property from Harding Road thence in a northwesterly direction to the land in the rear of this property, said avenue or road to be located satisfactorily to the trustee.

Being part of the same property conveyed to The Nashville Trust Company, as successor trustee under the Trust Agreement dated December 31, 1931, by and between Horace G. Hill and wife, Mamie W. Hill, and The Nashville and American Trust Company, by Deed dated August 4, 1934, from The Nashville and American Trust Company, of record in Deed Book 939, Page 419, Register's Office for Davidson County, Tennessee. Through a series of mergers and acquisitions, The Nashville Trust Company was merged into Third National Bank who then merged and became SunTrust Bank. SunTrust Bank is the current trustee.

I, Talbott P. Ottinger, 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.

Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019

