Karen Y Johnson Davidson County
Batch# 166425 DEEDQC
11/27/2018 10:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20181127-0115518

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 14 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 1-08-2019

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	Harold Edward Jackson, III 2018 Fransworth Drive Nashville, TN, 37205	11602001900

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, TRUSTEE UNDER AGREEMENT WITH MRS. FRANCES CALDWELL JACKSON QSST DTD 09/30/1955**, owning a twelve percent (12%) undivided interest, and **SUNTRUST BANK, TRUSTEE UNDER AGREEMENT WITH H.G. HILL 12/29/1934 FOR FRANCES HILL CALDWELL JACKSON #1 QSST**, owning an eighty-eight percent (88%) undivided interest, as tenants in common ("**Grantors**") do hereby quitclaim, transfer and convey unto **HAROLD EDWARD JACKSON, III, AS TRUSTEE UNDER HAROLD EDWARD JACKSON, III QSST TRUST**, owning a four percent (4%) undivided interest, **FRANCES JACKSON AMBROSE, AS TRUSTEE UNDER FRANCES JACKSON AMBROSE QSST TRUST**, owning a four percent (4%) undivided interest, **KATHLEEN JACKSON ESTES, AS TRUSTEE UNDER KATHLEEN JACKSON ESTES QSST TRUST**, owning a four percent (4%) undivided interest, **HAROLD EDWARD JACKSON, III**, owning a twenty-nine and 34/100 percent (29.34%) undivided interest, **FRANCES J. AMBROSE**, owning a twenty-nine and 33/100 percent (29.33%) undivided interest, and **KATHLEEN JACKSON ESTES**, owning a twenty-nine and 33/100 percent (29.33%) undivided interest, ("**Grantees**"), as tenants in common, 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 **4737 Post Road, Nashville, Tennessee 37205.**

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

SUNTRUST BANK, NASHVILLE TRUSTEE UNDER AGREEMENT WITH MRS. FRANCES CALDWELL JACKSON QSST

By: Sita McMurrin
Name: Sita McMurrin
Title: 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 Mrs. Frances Caldwell Jackson QSST**, 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

[*Grantor Signatures Continue on Following Page.*]

ASHLEY ROTHEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUNTRUST BANK, NASHVILLE, TRUSTEE UNDER AGREEMENT WITH H.G. HILL 12-29-34 FOR MISS FRANCES HILL CALDWELL #1 QSST

By: Sita McMurrin
Name: Sita McMurrin
Title: 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 H.G. Hill 12-29-34 for Miss Frances Hill Caldwell #1 QSST**, 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

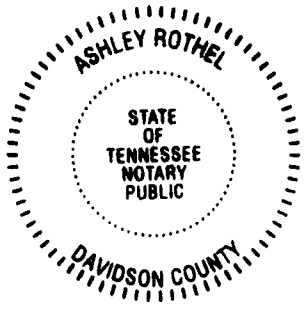


EXHIBIT A

Legal Description

A tract of land in the 8th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point located at the intersection of the east margin of Post Road and the north margin of Cheatham Avenue; thence north 3° 54' east, 159.4' with the east margin of said Post Road to the beginning of a curve to the right; thence northerly 448.92' with said margin of Post Road and a curve to the right, said curve having a radius of 714.81', a central angle of 35° 59' to a point in said road margin; thence south 51° 56' east, 462.0' to a concrete monument; thence south 33° 53' west, 495.5' to an iron pin in the north margin of Cheatham Avenue; thence north 64° 08' west, 292.1' with said margin of Cheatham Avenue to the point of beginning.

Containing 5.08 acres, more or less, and being part of the same property as of record in Book 904, page 20, Register I s Office of Davidson County, Tennessee, and Book 980, page 596, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Third National Bank in Nashville, Successor Trustee under the Trust Agreement dated December 29, 1934, between Horace G. Hill and Nashville Trust Company, as amended, Supplemental Trust Agreement dated August 14, 1935, and other amendments, and to Horace G. Hill, Jr. and Third National Bank in Nashville as co-trustees (the latter being successor trustee to Nashville Trust Company) under Trust Agreement dated September 30, 1955, between Frances Hill Caldwell Jackson, trustor and Horace G. Hill, Jr., and Nashville Trust company, co-trustees, and Frances Hill Caldwell Jackson, individually, as tenants in common in the respective undivided shares, or proportions, by Warranty Deed from Third National Bank in Nashville, as successor trustee under the Trust Agreement dated December 31, 1931, between Horace G. Hill and Mamie Wilson Hill (both now deceased), as trustors, and Nashville & American Trust Company, as trustee, of record in Book 4295, page 87, Register's Office for Davidson County, Tennessee and to Third National Bank in Nashville/Successor Trustee under the Trust Agreement dated December 29, 1934, between Horace G. Hill and Nashville Trust Company, as amended by Supplemental Trust Agreement dated August 14, 1935, and other amendments by Quitclaim Deed from Frances Hill Caldwell Jackson dated September 21, 1995, of record in Deed Book 9805, Page 177, Register's Office for Davidson County, Tennessee. Third National Bank changed its name to SunTrust Bank on or about October 6, 1995 and began operating fully under the name SunTrust Bank on or about January 1, 2000.

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

