Karen Y Johnson Davidson County
Batch# 177448 DEEDQC
12/26/2018 09:15:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181226-0124848

PREPARED BY:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Frances H. Gregory, Trustee 3414 Lebanon Pike Hermitage, TN 37076	SAME	08601008000

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Melissa Diane McNamee, Trustee of the Kenneth R. Gregory Revocable Living Trust, dated June 10, 1998, the Grantor, by these presents does hereby quitclaim and convey unto Frances H. Gregory, Trustee of the Frances Horacestein Gregory Revocable Living Trust, dated June 10, 1998, the Grantee, her heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

SEE EXHIBIT "A" ATTACHED HERETO.

Being the same property conveyed to Kenneth R. Gregory, Trustee of the Kenneth R. Gregory Revocable Living Trust, dated June 10, 1998, by quitclaim deed from Kenneth R. Gregory and wife, Frances H. Gregory, of record in Instrument No. 20011017-0112990, Register's Office for Davidson County, Tennessee, the said Kenneth R. Gregory having died August 21, 2007, and Melissa Diane McNamee having been appointed successor Trustee.

This is improved property known as 3414 Lebanon Pike, Hermitage, TN 37076.

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

Witness my hand this 20th day of December, 2018.

GRANTOR:

Melissa D. McNamee
MELISSA DIANE MCNAMEE, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Melissa Diane McNamee, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 20th day of December, 2018.

Notary Public

My Commission Expires: 10/7/19

STEPHEN C. SEXTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 20th day of December, 2018.

Notary Public

My Commission Expires: 10/7/19

STEPHEN C. SEXTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Ace Plumbing; Kenneth Gregory Property, of record in Book 6200, page 413, Register's Office for Davidson County, Tennessee.

Beginning at the common corner between Bascom Cooksey and Kenneth Gregory; thence with Lebanon Pike S 44 deg. 54' 00" W for a distance of 70 feet to a concrete monument, this point being 315 feet from Hickory Hill Lane; thence with RHC Associates N 43 deg. 28" 00" W 199.67 feet to a concrete monument, corner to Charles Booth; thence with Charles Boothe, N 44 deg. 54' 00" E to a fence post, thence with Bascom Cooksey's line, a new line S 44 deg. 54' 27" E a distance of 140.00 feet to the southeast corner of the Ace Plumbing Building; thence with the same S 39 deg 08' 24" E a distance of 59.91 feet to the point of beginning.