Karen Johnson Davidson County
Batch# 189794 DEEDQC
01/30/2019 10:13:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190130-0008815

This Instrument Prepared by:
Banker Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, Tennessee 37027

QUITCLAIM DEED
FOR JOINDER OF TAX PARCELS

Address New Owner as Follows:	Send Tax Bill to:	
Eleanor C. Dyer	OWNER	Parcel ID
2010 Queens Ct		P/O 181 87.00
Spring Hill, TN 37174		P/O 181 86.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **Eleanor Conner Dyer,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Eleanor Conner Dyer**, the **Grantee** herein, her heirs and assigns, all of her right title and interest in and to the following described real property in Davidson County, Tennessee:

See "Exhibit A" attached

The purpose for this conveyance is to join these tax parcels into a single tax parcel with one tax parcel identification number – 181 87.00

(This is unimproved real property.)

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 29 day January, 2019.

Eleanor Conner Dyer
Eleanor Conner Dyer

State of Tennessee)
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Eleanor Conner Dyer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument as her free act and deed for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of January, 2019.

Leah D. Bean
NOTARY PUBLIC

My Commission Expires: 3.8.2021

State of Tennessee)
County of Davidson)

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Eleanor Conner Dyer
Affiant

Subscribed and sworn to before me this 29 day of January, 2019.

Leah D. Bean
NOTARY PUBLIC

My Commission Expires 3.8.2019

EXHIBIT A

Land in the 6th formerly the 8th, Civil District of Davidson County, Tennessee, more particularly described according to a survey made April 23, 1969, by Hal R. Swann, Jr., Surveyor, as follows:

BEGINNING at a point in the center line of Nolensville Road, the northeasterly corner of the property conveyed to Marie Gayle Myers, by deed of record in Book 4092, page 163, said Register's Office; thence with Myers northerly line south 61 ½ ° west 181.5 feet to a point; thence north 34° west 132.0 feet to a point; thence north 62° east 192.39 feet to appoint in the center line of Nolensville Road; thence with the center line of said road, south 33 ½° east 137.28 feet to the point of beginning.

Being the same property conveyed to Johnny E. Hackney and wife, Sharon Hackney by Warranty Deed from Louis Hackney and wife, Christine Hackney dated August 13, 1981 and recorded in Book 5782, page 260, Register's Office for Davidson County, Tennessee. The said Johnny E. Hackney having since died. Property vesting in Sharon Hackney as surviving tenant by the entirety.

Included in the above description but specifically excluded from this conveyance is the following tract of land conveyed to the State of Tennessee and described as follows:

Beginning at the point of intersection of the existing southwest margin of SR-11 and the southeast boundary of the J.D. Stevens, Trustee property, said point of intersection being 10.56 feet left of SR-11 proposed centerline station 431 + 24.97; thence with said existing margin (1) S 29° 01' 11" E 17.74 feet (2) N 60° 58'49" E 5.00 feet (3) S 29° 01' 11" E 114.08 feet to a point; said point being 5.93 feet left of SR -11 proposed centerline station 429 + 93.14; thence with the northwest boundary of the William David Dyer, Jr., ETUX property S 67° 16' 13" W 49.38 feet to a point, said point being 55 feet let of SR-11 proposed centerline station 429 + 98.68; Thence with the proposed southwest margin of said road N 29° 10' 46" W 131.60 feet to a point; said point being 55 feet left of SR-11 proposed centerline station 431 + 30.28; thence with said southeast boundary N 67° 37' 50" E 44.76 feet to the point of beginning, containing 0.147 acres.

Being the same property conveyed to The State of Tennessee by Warranty Deed from Sharon Hackney dated July 3rd, 2018 and recorded in Instrument No. 20180718-0069939 Register's Office for Davidson County, Tennessee.

The property herein conveyed is to be added into parcel 18100008700 and will not be a separate taxable parcel

Being the same property conveyed to Eleanor Connor Dyer
from Sharon Hackney in ~~Book~~ Instrument number 20180718-0069940
Register's office Davidson County Tennessee.

Exhibit A continued

Being Lot and improvements described according to a survey by Hal R. Swann dated July 2, 1959, as of record in Book 4210, Page 50, Register's Office Davidson County, Tennessee.

Beginning at a point in the center of Nolensville Pike, said point being the northerly boundary line of Turberville property and the southerly boundary line of said property; thence S. 64 degrees W. 800.73 feet to a point; thence N. 22 degrees 13' W. 248.16 feet to a point; thence N. 59 degrees 13' east. 335.75 feet to a point; thence N. 64 degrees 05' E. 231.4 feet to a point; thence S. 33 degrees 26' E. 137.2 feet to a point; thence N. 64 degrees 04' E. 184.24 feet to a point in the center line of Nolensville Pike; thence with center line of said Pike S. 32 degrees 40' E. 140.08 feet to the point of beginning.

Being the same property conveyed to William David Dyer, Jr. and wife Eleanor C. Dyer by Warranty deed of record in Book 5611 page 545 in the Register's office for Davidson County Tennessee. William David Dyer, Jr. having since passed and Eleanor C. Dyer is the surviving tenant by the entirety.

Included in the above description but specifically excluded from this conveyance is the following tract of land conveyed to the State of Tennessee and described as follows:

Beginning at the point of intersection of the existing southwest margin of SR-11 and the southeast boundary of the Johnny E. Hackney, ETUX property, said point of intersection being 5.93 feet left of SR-11 proposed centerline station 429 + 93.14; thence with said existing margin S. 29° 01' 32" E. 144.54 feet to a point, said point being 6.32 feet left of SR-11 proposed centerline station 428 + 48.60; thence with the northwest boundary of the First Freedom Bank property S 67° 31' 13" W 52.25 feet to a point. Said point being 58.21 feet left of SR-11 proposed centerline station 428 + 54.69; thence with the proposed southwest margin of said road (1) N 26° 18' 50" W 64.12 feet (2) N 29° 10' 46" W 79.96 feet to a point, said point being 55.00 feet left of SR-11 proposed centerline station 429 + 98.68; thence with said southeast boundary N 67° 16' 13" E 49.38 feet to the point of beginning, containing 0.164 acres.

Being the same property conveyed to the State of Tennessee by Warranty Deed from Eleanor C. Dyer dated July 3, 2018 and recorded in Instrument number 20180718-0069938 Register's Office for Davidson County, Tennessee.