Karen Johnson Davidson County
Batch# 229491 DEEDQC
05/14/2019 10:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190514-0045154

QUITCLAIM DEED

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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 THE 13th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peggy D. Mathes	**SAME**	**Part of 009 00 0 035.00**
(NAME)	(NAME)	
20 Academy Pl.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **PEGGY D. MATHES, ADMINISTRATOR OF THE ESTATE OF RUTH V. DICKERSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **PEGGY D. MATHES, ADMINISTRATOR OF THE ESTATE OF RUTH V. DICKERSON**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

THE PURPOSE OF THIS INSTRUMENT IS TO OBTAIN SEPARATE MAP & PARCEL NOS. FOR EACH LOT.

BEGINNING AT AN IRON PIN (NEW), IN THE SOUTHEASTERLY MARGIN OF GREENBRIER ROAD, SAID IRON PIN BEING LOCATED FROM AN IRON PIN (NEW), IN THE SOUTHEASTERLY MARGIN OF SAID ROAD, THE NORTHWEST CORNER OF A TRACT OF LAND WHICH BELONGS TO RONNIE L. BUCK, HAVING A DEED REFERENCE IN DEED BOOK 4835, PAGE 248, RODCT;
N 33°04'38" E, 217.84;
THENCE, N 35°06'13" E, 175.04 FEET, **TO THE POINT OF BEGINNING**, THE SOUTHWEST CORNER OF THIS TRACT, AND CONTINUING WITH THE SOUTHWESTERLY MARGIN OF SAID ROAD, AS FOLLOWS:
WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 2475.00 FEET, AN ARC DISTANCE OF 410.43 FEET, AND A CHORD BEARING AND DISTANCE OF N 41°52'51" E, 409.96 FEET TO AN IRON PIN (NEW);
THENCE, N 46°37'53" E, 110.72 FEET TO AN IRON PIN (NEW);
THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 28.57 FEET, AND A CHORD BEARING AND DISTANCE OF N 44°06'49" E, 28.56 FEET TO AN IRON PIN (NEW), IN THE SOUTHEASTERLY MARGIN OF GREENBRIER ROAD;
THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.03 FEET, AND A CHORD BEARING AND DISTANCE OF N 84°01'31" E, 33.73 FEET TO AN IRON PIN (NEW)IN THE WESTERLY MARGIN OF WILKINSON ROAD;
THENCE WITH THE WESTERLY MARGIN OF WILKINSON ROAD, AS FOLLOWS:
S 53°32'42" E, 5.47 FEET TO AN IRON PIN (NEW);

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 190.00 FEET, AN ARC DISTANCE OF 150.70 FEET, AND A CHORD BEARING AND DISTANCE OF S 30°49'19" E, 146.78 FEET TO AN IRON PIN (NEW);
THENCE, S 08°05'57" E, 309.74 FEET TO AN IRON PIN (NEW);
THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 290.47 FEET, AND A CHORD BEARING AND DISTANCE OF S 33°42'11" E, 280.90 FEET TO AN IRON PIN (NEW), IN THE SOUTHERLY MARGIN OF WILKINSON ROAD, A CORNER OF A TRACT OF LAND WHICH BELONGS TO BUFORD TOWNS, HAVING A DEED REFERENCE IN DEED BOOK 1309, PAGE 602, RODCT;
THENCE WITH THE BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO BUFORD TOWNS, AS FOLLOWS:
N 80°30'24" W, 214.35 FEET TO AN IRON PIN (NEW);
THENCE, S 30°30'24" E, 202.67 FEET TO AN IRON PIN (NEW);
THENCE, S 55°56'26" W, 253.94 FEET TO AN IRON PIN (NEW), IN THE WESTERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO BUFORD TOWNS;
THENCE WITH A NEW LINE, N 33°58'23" W, 658.20 FEET TO THE POINT OF BEGINNING, CONTAINING **7.30 ACRES**, AS SURVEYED BY STEVEN E. ARTZ, TENNESSEE LICENSE NO. 1708, D/B/A, STEVEN E. ARTZ & ASSOCIATES, INC., 4779 HIGHWAY #41 NORTH, SPRINGFIELD, TENNESSEE 37172, DATED FEBRUARY 25, 2019.

BEING THE SAME PROPERTY CONVEYED TO JAMES W. DICKERSON AND WIFE, RUTH V. DICKERSON BY WARRANTY DEED FROM JAMES C. MOORE AND WIFE, NINA F. MOORE, OF RECORD IN BOOK 2041, PAGE 575 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JAMES W. DICKERSON, HAVING SINCE DIED IN 1999 AND SURVIVED BY RUTH V. DICKERSON. RUTH V. DICKERSON, HAVING SINCE DIED ON DECEMBER, 12, 2013, AND HER ESTATE WAS ADMITTED TO PROBATE IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, UNDER DOCKET NO. 17P-196

This is
( ) unimproved
(X) improved

property known as **7950 Greenbrier Rd. Joelton, TN 37080**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this the 13th day of May, 2019.

ESTATE OF RUTH V. DICKERSON

Peggy D Mathes
PEGGY D. MATHES, ADMINISTRATOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2019, before me personally appeared, **Peggy D. Mathes**, Administrator of the **Estate of Ruth V. Dickerson** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the **Estate of Ruth V. Dickerson** and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, this the 13th of May, 2019.

Edward L Hilland
Notary Public

My Commission Expires: May 3, 2021
(SEAL)

EDWARD L. HILLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

True Copy Certification

I, Laura Mitchell, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jordan T. Myers
Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY