Karen Johnson Davidson County
Batch# 249713 DEEDQC
06/27/2019 02:11:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190627-0062585

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Kimberly Astren, Trustee
245 Carriage Drive
Nashville, TN 37221

Send Tax Bills To
Same

Map-Parcel No.
Map and Parcel
114 00 0 134.00

Quitclaim Deed to Trustee

Grantor: Mary Dianne Appleton
Grantee: Kimberly Astren, Trustee of the Irrevocable Trust of Mary Dianne Appleton, dated June 11, 2019

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being a part of Tract No. 3 on the survey of the J. D. Brown Farm and being the easterly part of the Jesse C. Wakefield parcel and being described according to an unrecorded survey made by T. R. Sanford dated March 26, 1960, as follows:

Beginning at a point in the southerly margin of Old Charlotte Pike said point being 206.1 feet from the southeast corner of Old Charlotte Pike and Old Hickory Boulevard along the easterly margin of Old Charlotte Pike; thence along the easterly margin of Old Charlotte Pike, a distance of 95.0 feet to an iron pin; thence in a southerly direction 199.8 feet to an iron pin; thence at right angles in a westerly direction 94.6 feet to an iron pin; thence at right angles in a northerly direction a distance of 208.0 feet to the point of beginning.

Being the same property conveyed to Charles Alan Appleton and wife, Dianne Estes Appleton, by deed from Edward Saynay, and wife Mary Lynn Saynay, of record in Record Book 5388, Page 302, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 7347 (formerly 7338) Old Charlotte Pike, Nashville, TN 37209.

Mary Dianne Appleton and Dianne Estes Appleton are one and the same person.

Charles Alan Appleton and Mary Dianne Appleton were married in Nashville, TN, on June 10, 1956. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Charles Alan Appleton in Nashville, TN, on August 7, 2012; and Mary Dianne Appleton conveys as surviving tenant by the entirety.

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

Signed on June 11, 2019

Mary Dianne Appleton, Grantor

State of Tennessee
County of Sumner

On June 11, 2019, personally appeared before me, Mary Dianne Appleton, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 1/6/20

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Kimberly Astren, Trustee
Grantee

Sworn to and subscribed before me on June 11, 2019.

Notary Public
My commission expires: 1/6/20

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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 Sumner

Personally appeared before me, Jennifer Dismukes Berkon, a notary public for this county and state, Chelle Guidry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 1/6/20

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 6, 2020