mail

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

RECORDING STAMP ON BACK PAGE

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Sandra Nixon Billy Henderson Jr. 1310 N. Rutherford Blvd. Apt. F219 Murfreesboro, TN 37130	NEW OWNER	Map 30 Parcel 45.00 & Map 180 Parcel 68.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Betty Coleman, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto Sandra Nixon and Billy Henderson, Jr., as tenants in common with the right of survivorship, all my interest in and to a certain tract of land in Davidson and Williamson Counties, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION

Being the same property conveyed to Delbert Whitlow and wife, Mary Whitlow by deed from C.C. Ellis, Trustee, of record in Book 75, Page 592, Register's Office for Williamson County, Tennessee. The said Mary Whitlow having died on January 12, 1954, vesting Delbert Whitlow with full title as the surviving spouse. Delbert Whitlow having since died on September 24, 1967. A portion of the property vested in Squire Whitlow who died on February 21, 2000, vesting a portion of his interest in his surviving spouse, Mary Elizabeth Whitlow (refer to previously referenced affidavit of heirship). Mary Elizabeth Whitlow having since died on March 13, 2016, vesting her interest in Sandra Nixon, Linda Bales, Vickeye Henderson, Betty Coleman, Terry Henderson, Janice Edmondson, LaQuisha Whitlow, LaShay Whitlow, Terrance Whitlow, Caddius Whitlow, heirs of Wanda Henderson and heirs of Billy Henderson (see affidavit of heirship of record in Book 7569 page 498 Register's Office for Williamson County, Tennessee, and Instrument No. 20190806-0077875 Register's Office for Davidson County, Tennessee).

This is unimproved property known as a tract on Bluff Road, Brentwood, Tennessee.

Karen Johnson Davidson County
Batch# 267295 DEEDQC
08/06/2019 09:29:34 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190806-0077882

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 2 day of February, 2019.

Betty Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Betty Coleman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2 day of February, 2019.

Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 11 day of February, 2019.

Notary Public

My commission expires:
10/3/21

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

A tract of land in the 31st Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and in the 16th Civil District of Williamson County, Tennessee, being more particularly described according to a boundary survey by: H & H Land Surveying, Inc., - Job No. 2000-231, Dated May, 26, 2000 as follows:

Beginning at an iron rod (Old) in the southerly property line of a tract of land as deeded to John H. Parker and wife, Carolyn K. Parker as of record in Deed Book 5327, page 76, R.O.D.C., Tennessee. Said iron rod also being the northeasterly property corner of a tract of land as deeded to Dorothy Ann Jeanette as of record in Deed Book 1799, Page 126, R.O.W.C., Tennessee and also being S 17 degrees 52' 38" W 2135 feet more or less from the intersection of the centerline of an unnamed access road and Holt Road; thence

1. With the southerly property line of the Parker Tract, in part, N 73 degrees 49' 30" E 146.00 feet to an iron rod (New); thence.
2. S. 87 degrees 20'30" E 481.00 feet to an iron rod (New) in the westerly property line of a tract of land as deeded to J. H. Byrd & Sara Williams as of record in Will Book 98, Page 315, R.O.D.C., Tennessee; thence,
3. With the westerly property line of the Byrd & Williams tract, in part, S. 01 degrees 39' 47"W 1615.24 feet to an iron rod (old) at a northwesterly property corner of a tract of land as deeded to the Bluff Road Investment Partnership as of record in Deed Book 307, Page 683, R.O.W.C., Tennessee; thence
4. With a westerly property line of the partnership tract, S 01 degrees 24' 02" W 357.17 feet to an iron rod (Old); thence
5. With the northerly property line of the partnership tract and the northerly boundary of Section One ??? Walnut Ridge as of record in Plat book 7, Page 91, R.O.W.C., Tennessee S 89 degrees 01' 16" W 1699.76 feet to an rod (new) in the northerly property line of Lot No 20; thence
6. With the easterly boundary line of Section One ??? Walnut Ridge N 02 degrees 26' 14" E 303.08 feet to an iron rod (Old) in the easterly boundary line of section two Walnut Ridge as of record in Plat Book 8, page 97, R.O.W.C., Tennessee; thence
7. With the easterly boundary line of Section Two ??? Walnut Ridge N 01 degrees 15' 14" E 711.06 feet to an iron rod (new); thence
8. N. 00 degrees 31' 36" W 75.70 feet to an iron rod (old); thence
9. N 89 degrees 36' 42" E 190.42 feet to an iron rod (new) at the southwesterly property corner of a tract of land as deeded to Dorothy Ann Jeannette; thence
10. With the southerly property lien of the Jeannette Tract, N 89 degrees 57' 01" E 816.38 feet to an iron rod (new); thence
11. With the easterly property lien of the Jeannette Tract, N 00 degrees 39' 54"W 390.61 feet to an iron rod (new); thence
12. N 00 degrees 15' 53" E 246.92 feet to an iron rod (new); thence
13. N 18 degrees 06' 15"E 93.65 feet to an iron rod (new); thence
14. N 24 degrees 16' 58" E 180.35 feet to the point of beginning and containing 2,463.261 square feet or 56.5487 acres more or less as calculated by the above bearings and distances.