Karen Johnson Davidson County
Batch# 273554 DEEDQC
08/19/2019 03:09:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190819-0083047

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Kaitlynne Moss	Same	63 – 20 – 130.00
1456 Pawnee Trail		63 – 20 – 131.00
Madison, TN 37115		63 – 20 – 132.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **JIMMY MOSS AND WIFE SHERYL MOSS,** the grantors herein, does hereby Quitclaim and convey unto the said **KAITLYNNE MOSS,** the Grantees herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Robertson County, Tennessee, as follows:

TRACT I:
LOCATED AND BEING IN THE ELEVENTH (11TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT. BEGINNING AT A POINT MARK WITH IRON PIN IN THE WESTERLY MARGIN OF PAWNEE TRAIL, ON THE MAP OR PLAN OF NAWKWA HILLS, DATED APRIL 3RD, 1930, AND RECORDED NOVEMBER 15TH, 1930, IN BOOK 843, PAGE 36 AND 37, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESEEE SAID POINT OF BEGINNING BEING IN THE WESTERLY MARGIN OF SAID PAWNEE TRAIL , MARKED WITH IRON PIN 503.7 FEET, MORE OR LESS, (NORTHERLY WITH THE WESTERLY MARGIN OF SAID PAWNEE TRAIL FROM THE SOUTHWEST CORNER AND TERMINUS OF PAWNEE TRAIL,

AS SHOWN ON SAID PLAN OF NAWAKA HILLS, THENCE SOUTH 64 DEGREES, 09' WEST 130' FEET, MORE OR LESS TO A POINT MORKED WITH AN IRON PIN: THENCE NORTHERLY WITH A CURVETO LEFT (R-776') 83.8. TO A POINT MARKED WITH AN IRON PIN : THENCE 57 DEGREES, 58; EAST 150 FEET, MORE OR LESS; TO A POINT MARK WITH IRON PIN IN THE WESTERLY MARGIN OF SAID PAWNEE TRAIL, THENCE SOUTHERLT EITH A CURVE TO THE POINT OF BEGINNING.

Being the same property conveyed to Jimmy Moss and wife Sheryl Moss by Warranty Deed from R. Rose Paul dated 6/24/99 and filed for record on 6/28/99 of record in Book 11546, Page 736 of the Register's office of Davidson County, Tennessee.

TRACT II:
LAND LOCATED AND BEING IN THE ELEVENTH (11TH) CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT POINTS MARKED WITH IRON PINS IN THE WESTERLY MARGIN OF PAWNEE TRAIL, ON THE MAP OR PLAN OF NAWAKWA HILLS, DATED APRIL 3,1930, AND RECORDED NOVEMBER 15,1930 IN BOOK 843, PAGES, 36 AND 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID POINT BEGINNING BEING IN THE WESTERLY MARGIN OF SAID PAWNEE TRAIL, MARKED WITH AN IRON PIN 403.7 FEET, MORE OR LESS, (NORTHERLY WITH THE WESTERLY MARGIN OF SAID PAWNEE TRAIL? FROM THE SOUTHWEST CORNER AND TERMINUS OF PAWNEE TRAIL, AS SHOWN ON SAID PLAN OF NAWAKWA HILS: THENCE SOUTH 70 DEGREE, 20 W 150 FEET, MORE OR LESS, TO A POINT MARKED WITH AN IRON PIN: THENCE NORTHLY WITH A CURVE TO THE LEFT (R-776') 41.9 FEET, TO A POINT MARKED WITH AN IRON PIN: THENCE N67 DEGREES 14'E 150 FEET, MORE OR LESS TO A POINT MARKED WITH AN IRON PIN IN THE WESTERLY MARGIN OF SAID PAWNEE TRAIL : THENCE SOUTHERLY WITH A CURVE TO THE RIGHT (R-926') AND THE WESTERLY MARGIN OF SAID PAWNEE TRAIL, 50 FEET TO THE PINT OF BEGINNING.

Being the same property conveyed to Jimmy Moss and wife Sheryl Moss by Warranty Deed from R. Rose Paul dated 07/10/12 and filed for record on 07/26/12 of record in Instrument number #20120726-0065738 of the Register's office of Davidson County, Tennessee.

TRACT III:
LAND LOCATED AND BEING IN THE ELEVENTH (11TH) CIVIL DISTRICT OF DAVIDOSN COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT POINTS MARKED WITH IRON PINS IN TH WESTERLY MARGIN OF PAWNEE TRAIL, ON THE MAP OR PLAN OF NAWAKWA HILLS, DATED APRIL 3, 1930, AND RECORDED NOVEMBER 15, 1930, IN BOOK 843, PAGES 36 AND 37, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID POINT BEGINNING BEING IN THE WESTERLY MARGIN OF SAID PAWNEE TRAIL, MARKED WITH AN IORN PIN 453.7 FEET, MORE OR LESS (NORTHERLY WITH THE WESTERLY MARGIN OF SAID PAWNEE TRAIL)

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

FROM THE SOUTHWEST CORNER AND TERMINUS OF PAWNEE TRAIL, AS SHOWN ON SAID PALN OF NAWAKWA HILLS; THENCE SOUTH 67 DEGREESE, 14'W 150 FEET, MORE OR LESS, TO A POINT MARKED WITH AN IRON PIN; THENCE NORTHERLY EITH A CURVE TO THE LEFT (R-776') 41.9 FEET, TO A POINT MARKED WITH AN IRON PIN; THENCE N 64 DEGREES' 09 E 150 FEET, MORE OR LESS, TO A POINT MARKED WITH AN IRON PIN IN THE WESTERLY MARGIN OF SAID PAWNEE TRAIL; THENCE SOUTHERLY WITH A CURVE TO THE RIGHT (R-926') AND THE WESTERLY MARGIN OF SAID PAWNEE TRAIL, 50 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO M.S. ROSS AND WIFE, HAZEL M. ROSS BY WARRANTY DEED FROM F.W. ASHBURN AND WIFE, OLA BELLE ASHBURN, RECORDED IN BOOK 2903, PAGE 345, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATE JANUARY 30,1959.

M. S. ROSS AND HAZEL M. ROSS BEING DECEASED WITH FEE PASSING TO BALIE M. ROSS AND WILLIAM MILTON ROSS, SR.

WILLIAM MILTON ROSS, SR. BEING DECEASED. HIS ESTATE BEING ADMINISTERED THROUGH PROBATE COURT, DOCKET NO. 93P-495, LAST WILL AND TESTAMENT, FIRST CODICIL APPOINTING LUCY ROSS WINCHEL AS EXECUTRIX AND SECOND CODICIL, ITEM 14 ADDRESSING HIS WISHES FOR THIS PROPERTY.

BALIE M. ROSS CONVEYED HIS INTREST TO THE ESTATE OF WILLIAM MILTON ROSS, SR. BY QUITCLAIM DEED RECORDED IN BOOK 9216. PAGE 964, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATE DECEMBER 16, 1993.

THE ESTATE OF WILLIAM MILTON ROSS, SR. CONVEYED IT'S INTEREST TO NATIONAL BANK OF COMMERCE, TRUSTEE OF THE WILLIAM MILTON ROSS, SR. TRUST DATED AUGUST 6,1991, BY QUITCLAIM DEED RECORDED IN BOOK 9741, PAGE 831, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 19, 1995.

BY NOTICE OF RESIGNATION OF TRUSTEE SUNTRUCK BANK, SUCCESSOR IN INTREST TO NATIONAL BANK OF COMMERCE AS THE CO-TRUSTEE OF THE WILLIAM MILTON ROSS, SR. TRUST DATED AUGUST 6, 1991WAS REPLACED BY CUMBERLAND TRUST & INVESTMENT COMPANY, AS SUCCESSOR CO-TRUSTEE OF THE WILLIAM MILTON ROSS SR. TRUST DATED AUGUST 6,1991WAS REPLACED BY CUMBERLAND TRUST INVESTMENT COMPANY, AS SUCCESSOR CO-TRUSTEE, RECORDED AS INSTRUMENT NO. 20080226-0018900, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 6,2008.

Being the same property conveyed to Miles Plant, Unmarried by Warranty Deed from Lucy Winchel as Co-Trustee and Cumberland Trust & Investment Company, as Successor Co-Trustee of the William Milton Ross, Sr. Trust dated 08/1991 in Instrument No. 201207260065736, Register's Office for Davidson Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is unimproved property known as 3 TRACTS PAWNEE TRAIL, MADISON TN 37115

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value which ever is greater for this transfer is $0.00

Subscribed and sworn to before me this the 5th day of August, 2019.

Affiant

My commission expires: 2/25/20

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

WITNESS my hand on the 5th day of August, 2019.

JIMMY MOSS

SHERYL MOSS

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said county and state, the within named **JIMMY MOSS AND WIFE SHERYL MOSS** 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 for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2019.

My Commission Expires: 2/25/20

Notary Public

DIANNE M CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

Return Sender To KaitHynne Moss 1456 Pawnee Trail
Madison TN 37115