Name and Address of New Owners:

Alvena Darlene Blackwell Special Needs Trust
304 Autumn Glen Drive
Murfreesboro, TN 37129

Send Tax Notices To:
Same

Karen Johnson Davidson County
Batch# 275616 DEEDQC
08/23/2019 08:56:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190823-0084848

THIS INSTRUMENT PREPARED BY:
ATWOOD & MOORE, Attorneys at Law
144 Uptown Square
Murfreesboro, TN 37129

FROM INFORMATION FURNISHED

Map 021-00-0 Parcel 386

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, DARLENE BLACKWELL, does hereby transfer, convey, and quitclaim unto CHRISTINA DARLENE EYSTER, Trustee of the ALVENA DARLENE BLACKWELL SPECIAL NEEDS TRUST, its successors and/or assigns, forever, all her right, title, claim and interest, in and to her one eighth (1/8) undivided interest in and to that certain parcel of real estate situated in a certain Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

A tract of land located in the 14th Civil District of Davidson County, Tennessee, and being Tract #1 on a Survey Made by Michael V. Holmes & Associates, Inc., Registered Tennessee Surveyor No. 213, which survey is dated September 12, 1985, and updated on October 30, 1992 and June 22, 1994, and being further described as follows:

Beginning at the Northeast Intersection of Eatons Creek Road and Clarksville Pike. Thence with the East Right of Way of Clarksville Pike North 21 deg. 12' 00" East 829.75 feet to the Point of Beginning. Thence North 21 deg. 12' 00" East 55.00 feet to an iron pin in Clarksville Pike, Ernest Zimmerle's South Property line; thence with Zimmerle's South Property Une, South 88 deg. 09' 56" East 611.97 feet to an iron pin in the West Margin of Eatons Creek Road; Thence with Eatons Creek Road South 2 deg. 42' 22" West 445.94 feet to an iron pin (new); Thence North 90 deg. 00' 00" West 637.70 feet to an iron pin in East Property Line of Formosa Subdivision, Section 2, recorded in Book 5800, page 303, Register's Office for Davidson County, Tennessee; thence North 3 deg. 45' 46" East 414.65 feet to the Point of Beginning, containing 288,127 square feet or 6.6145 acres.

A portion being the same property already conveyed to Charles W. Zimmerle and wife, Lillian J. Zimmerle by Warranty Deed from the herein Grantors, of record in Book 8991, page 28, Register's Office for Davidson County, Tennessee.

And being parts of the same properties conveyed to Ben Bernard by Deed of record in Book 519, page 549, Register's Office for Davidson County, Tennessee. Also described as a portion of Tract No. 1 as said Tract is identified in the Deed to Nestler William Bernard, Jr., and Patricia M. Tucker, of record in Book 8732, page 557, Register's Office for Davidson County, Tennessee, the said Ben Bernard died approximately 40 years ago, survived by his wife, Louise Bernard and 6 children, being the only children born to or adopted by Ben Bernard and/or Louise Bernard during their respective lifetimes, namely Susie Bernard Werrbach, Charles Frederick Bernard, Eva Augusta Bernard, Bernetta Bernard and Nestler

William Bernard, Sr. Louise Bernard died approximately 13 years ago. Susie Bernard Werrbach is now deceased, survived by 4 children, Helen Werrbach, Sue Ann Peffen, Otto Werrbach and Bernard Werrbach, Charles Frederick Bernard died testate, survived by his wife, Trucilla Bernard and by the terms of his Last Will and Testament, he gave, devised and bequeathed all of his property, real, personal or mixed, to his wife, Trucilla Bernard, said Will having been filed for probate on May 1982, in the Probate Court for Davidson County, Tennessee. Eva Augusta Bernard died unmarried and without issue on September 9, 1990. Bernetta Bernard died unmarried and without Issue. Nestler William Bernard, Sr. died testate on November 22, 1989, survived by his wife, Bessie Marie Bernard, said Will having been filed for probate on December 4, 1990, in the Chancery Court for Sumner County, Tennessee. Bessie Marie Bernard died testate on February 18, 1992, and by the terms of her Last Will and Testament dated December 15, 1991, and filed for probate on February 27, 1992, in the Chancery Court for Sumner County, Tennessee she gave, devised and bequeathed all of her estate, real, personal or mixed to her children, Patricia M. Tucker and Nestler William Bernard, Jr., being the only children born to or adopted by her during her lifetime. Therefore, ownership and title to the tract of land hereinabove described (with the exception of the portion of said tract which has already been conveyed to the Grantee) is hereby vested in the following named persons: Helen Werrbach (1/12 undivided interest), Sue Ann Peflen (1/12 undivided interest), Bernard Werrbach (1/12 undivided interest), Otto Werrbach (1/12 undivided interest), Trucilia Bernard (4/12 undivided interest), Patricia M. Tucker (2/12 undivided interest) and Nestler William Bernard, .Jr. (2/12 undivided interest), the Grantors herein.

BEING a part of the same property conveyed to Darlene Blackwell by deed of record under Instrument Number 20090731-0071935 of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to any and all matters of record in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, on this the 14th day of August, 2019.

Darlene Blackwell

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, Darlene Blackwell, whom I am personally acquainted, or who proved to me on the basis of satisfactory, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, on this the 19th day of August, 2019.

NOTARY PUBLIC

JOAN M HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 9/19/21

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.

AFFIANT

Sworn to and subscribed before me on this the 19th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 4/11/23

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY