THIS INSTRUMENT PREPARED BY:
The Law Office of Nancy L. Choate PC
Nancy L. Choate, Attorney at Law
367-A North Parkway, Suite 5
Jackson, Tennessee 38305

Without Survey or Title Examination
Without Serving as Closing Attorney (km/eg)

PROPERTY OWNERS & ADDRESS:

Allison Henley Hurst,
Allison Henley Hurst, Trustee of the Reece Camden Sipes & of the Riley Cole Sipes SNT
1825 A Lebanon Pike
Davidson County, TN

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:

Allison Henley Hurst
41 North Hampton Lane
Jackson, TN 38305

Karen Johnson Davidson County
Batch# 297343 DEEDQC
10/07/2019 01:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20191007-0102630

Map/Tax Parcel ID #: 095-00-0006.00 – 1825 A Lebanon Pike

PERSONAL REPRESENTATIVE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That I, ALLISON HENLEY HURST, being the duly qualified and acting Personal Representative under the Last Will and Testament of LINDA HENLEY DONOHO, duly probated and appearing of record in Will Book V5 Page 608, in the General Sessions Court of Madison County, Tennessee, Division II, Probate Section, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby convey, remise, release and forever quitclaim all my right, title, interest and estate as follows: a one-half (1/2) undivided interest unto ALLISON HENLEY HURST, a one-fourth (1/4th) undivided interest unto ALLISON HENLEY HURST, TRUSTEE OF THE REECE CAMDEN SIPES SUPPLEMENTAL NEEDS TRUST and a one-fourth (1/4th) undivided interest unto ALLISON HENLEY HURST, TRUSTEE OF THE RILEY COLE SIPES SUPPLEMENTAL NEEDS TRUST, as tenants in common in and to the following described lot or parcel of real estate situated, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

TRACT I

Land in the Old 3rd Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the Westerly margin of a 20 foot private drive, E.B. Parkerson, Jr.'s Southeasterly boundary line; thence South 64 deg. 39' W. 309 feet to E.B. Parkerson, Sr.'s West boundary line; thence with E.B. Parkerson, Sr.'s West boundary line South 18-1/4 deg. East to a stone; thence South 16 deg. East 364 feet more or less to the foot of a bluff; thence Northeasterly along the foot of the bluff 218 feet more or less; thence North 32-1/2 deg. East 235 feet more or less; thence on a line North 17-1/2 deg. to a point in the Easterly margin of a 20 foot lane North 64 deg. 39' East from an iron pin in E.B. Parkerson, Jr.'s Southeast corner; thence South 64 deg. 39' West 20 feet to the beginning, containing 4 acres, more or less.

In addition, grantors convey all of their right, title and interest in and to the potential right of ingress and egress over a private lane that runs generally north and south along the easterly boundary line of Leslie Lane and E.B. Parkerson, Jr., and grantees agree to share in duties and responsibilities of maintenance as contained in deed of record in Book 3646, page 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LINDA H. DONOHO, by Quit Claim Deed dated April 23, 2010 and appearing of record at Instrument No. 20100506-0034330 in the Register's Office of Davidson County, Tennessee. LINDA HENLEY DONOHO died testate August 03, 2018, and by her Will of record in Will Book V5, page 608, in the General Sessions Court of Madison County, Tennessee, Division II, Probate Section, devised said property as follows: a one-half (1/2) undivided interest unto ALLISON HENLEY HURST, a one-fourth (1/4th) undivided interest unto ALLISON HENLEY HURST, TRUSTEE OF THE REECE CAMDEN SIPES SUPPLEMENTAL NEEDS TRUST and a one-fourth (1/4th) undivided interest unto ALLISON HENLEY HURST, TRUSTEE OF THE RILEY COLE SIPES SUPPLEMENTAL NEEDS TRUST, as tenants in common.

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

WITNESS my hand this 20 day of September, 2019.

Allison Henley Hurst
ALLISON HENLEY HURST
Personal Representative of
Estate of Linda Henley Donoho

STATE OF TENNESSEE

COUNTY OF MADISON

Before me, Robyn Tabor, of the state and county aforesaid, personally appeared ALLISON HENLEY HURST with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Personal Representative of the Estate of LINDA HENLEY DONOHO, the within named bargainor, and that she as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by herself as Personal Representative.

WITNESS MY HAND and seal, at office, on this the 20 day of September, 2019.

Robyn Tabor
Notary Public

My Commission Expires: 2/20/21

I, or we, hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, (which ever is greater) is $ ZERO (QUITCLAIM).

Allison Henley Hurst
Affiant

Subscribed and sworn to before me this the 20 day of September, 2019.

Robyn Tabor
Notary Public

My Commission Expires: 2/20/21

ROBYN TABOR
STATE OF TENNESSEE
NOTARY PUBLIC
MADISON COUNTY