Karen Johnson Davidson County
Batch# 298551 DEEDQC
10/09/2019 02:29:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191009-0103620

Quitclaim Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Jacquelyn Sellers
Affiant

Subscribed and sworn to before me, this 9 day of Oct., 2019

Shirley Johnson
Notary Public
My commission expires: My Commission Expires August 30, 2021

SHIRLEY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
CHAMBERLAIN FIRM, PLLC
260 W MAIN STREET, SUITE 215B
HENDERSONVILLE, TN 37075

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel Number:**
Jacquelyn Sellers Living Trust 301 Twin Hills Madison, TN 37115	Jacquelyn Sellers Living Trust 301 Twin Hills Madison, TN 37115	65-13/7

For and in consideration of one dollar ($1.00) and/or other good and valuable consideration conveys, I, Bobby Sellers (deceased) and Jacquelyn Sellers, hereinafter called the Grantor, release and quitclaim to Jacquelyn Sellers, Trustee of the Jacquelyn Sellers Living Trust, hereinafter called the Grantee, a certain tract or parcel of land situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

A Tract of land situated in the Second Civil District of Davidson County, Tennessee and being all of Lot 3 as shown on the recorded Plat entitled "Resubdivision Scott's Hollow " of record in Plat Book 7900, page 12, Register 's Office for Davidson County, Tennessee and being more fully described according to an As-Built Survey dated September 27, 1990 by Allen R. Trumbo, Registered Land Surveyor (No. 1127), as follows:

Beginning at an existing concrete monument on the southerly margin of Lebanon Pike (U.S. Highway 70). Said point being on the most northwesterly corner of Lot One Scott's Hollow Retail Condominiums of record in Plat Book 18, page 252, Register's Office for Wilson County, Tennessee and proceeding as follows:

Thence, southeasterly and running with a common property line between above said Lot One and Lot Four of the aforesaid Resubdivision of Scott's Hollow and this herein described tract. South 29 degrees 11 minutes 05 seconds East for a distance of 270.00 feet to a point.

Thence, southwesterly and running with Lot Two's northeasterly line South 63 degrees 17 minutes 38 seconds West for a distance of 149.37 feet to a point.

Thence, with the same North 27 degrees 16 minutes 30 seconds West for a distance of 265.94 feet to a point. Said point located on the aforesaid margin of Lebanon Pike.

Thence, northeasterly and running with said margin North 61 degrees 44 minutes 01 seconds East for a distance of 140.38 feet to the point of beginning and containing 38,808 square feet or 0.891 acres of land more or less.

Together with all of Grantor's rights, title and interest set forth in, and arising from, that Easement Agreement dated the 25th day of October 1990, which is of record in Book 8224, page 363, said Register's Office.

Being the same property conveyed to Thomas E. Stewart, Trustee, with full power to mortgage, sell and convey without the joinder of any beneficiary, by Warranty Deed from United Companies Life Insurance Company, of record in Book 9092, Page 336, Register's Office for Davidson County, Tennessee, and further by Quitclaim Deed from Thomas E. Stewart, Trustee to Bobby Sellers ET UX, Jacquelyn Sellers, of record in Book 9133, Page 28, Register's Office for Davidson County, Tennessee.

This is improved property known as 4960 Lebanon Pike.

Grantor hereby conveys, releases and quitclaims all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee, and assigns forever.

WITNESS OUR HANDS EFFECTIVE AS OF THIS 9th DAY OF October, 2019.

Jacquelyn Sellers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9 day of Oct., 2019 before me personally appeared Jacquelyn Sellers to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

SHIRLEY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My commission expires:

My Commission Expires
August 30, 2021