Karen Johnson Davidson County
Batch# 298551 DEEDQC
10/09/2019 02:29:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191009-0103621

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

SHIRLEY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

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	034.07 0 050.00

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:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Shepherd Hills, Section V, as of record in Book 2854, Page 119, Register's Office for said County. Described as follows:

Beginning at a point in the southeasterly margin of East Hill Drive at the corner of Lots Nos. 180 and 181; thence with the line between said lots, southeasterly 189.4 feet to a point; thence southwesterly 242 feet to the northeasterly margin of Twin Hills Drive; thence with the margin of the same, northwesterly 150 feet to the beginning of a curve; thence around said curve,

northerly 39.55 feet to the margin of East Hill Drive; thence with the margin of the same, northeasterly 195 feet to the point of beginning.

Being part of the property conveyed to A.J. Coleman and wife, Edith Coleman, by deed from J.W. Baucom and wife, as of record in Book 2041, Page 131, said Register's Office. Further being the same property conveyed to Bobby Sellers and wife, Jacquelyn Sellers by deed of record in the Register's Office of Davidson County, Tennessee in Book 3501, Page 307.

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

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 9 DAY OF Oct., 2019.

Jacquelyn Sellers

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

Shirley Johnson

Notary Public

My commission expires: My Commission Expires August 30, 2021