PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
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W & I Ref: (cwi)

Karen Johnson Davidson County
Batch# 318570 DEEDQC
11/22/2019 01:18:29 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191122-0121005

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Russell C. Melvin Suzanne A. Melvin 8842 Hester Beasley Road Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: Part of 16900004500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of $1.00 and other good or valuable consideration, the receipt of which is hereby acknowledged, **and in order to settle any boundary line discrepancy and/or conflict between Grantor and Grantee, their heirs, successors, assigns and transferees,** the undersigned **Linda Smith, Trustee of the Wilfred E. Haselton Family Trust,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **Russell C. Melvin and wife, Suzanne A. Melvin,** hereinafter called the **Grantee**, certain property in Davidson County, Tennessee, , said property being described as follows: **To Wit:**

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 169, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY HESTER BEASLEY ROAD ON THE NORTH; WILFRED E. HASELTON'S 9.13 ACRE TRACT ON THE EAST; RUSSELL C. MELVIN ON THE SOUTH AND WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING WITNESS IRON PIN ON THE SOUTH SIDE OF HESTER BEASLEY ROAD IN THE EAST LINE OF RUSSELL C. MELVIN (REF. INSTRUMENT 20120203 PAGE 9829 R.O.D.C.- PROPERTY MAP 169 PARCEL 355); THENCE WITH MELVIN'S DEED S20°33'10"W 173.07' TO AN EXISTING IRON PIPE; THENCE WITH AN OVERLAP WITH RUSSEL C. MELVIN N10°33'02"E, PASSING AN EXISTING WITNESS IRON PIN AT 154.29', IN ALL 182.67' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE WITH THE CENTER OF HESTER BEASLEY ROAD N72°18'42"E 40.40' TO A POINT; THENCE LEAVING HESTER BEASLEY ROAD S20°33'10"W 31.83' TO THE POINT OF BEGINNING, CONTAINING 0.07 ACRES, MORE LESS.

Being part of the same property conveyed to W. E Haselton and wife, Suzanne H. Haselton, and John E. Haselton and wife, Barbara C. Haselton, by Chancery Court Deed from Christina Norris, Clerk and Master, dated January 30, 1985, recorded February 13, 1985, of record in Book 6491, page 930, said Register's Office. By Quitclaim Deed dated March 21, 1996, recorded April 18, 1996, of record in Book 10020, page 412, said Register's Office, Suzanne H. Haselton conveyed her interest in subject property to Wilfred E. Haselton. The said Suzanne H. Haselton, executrix of the Estate of Wilfred E. Haselton, conveyed subject property to the Wilfred E. Haselton Family Trust, dated March 21, 1996, Linda Haselton Smith, Trustee, by Quitclaim Deed dated April 7, 1999, recorded April 22, 1999, of record in Book 11443, page 920, said Register's Office. Barbara C. Haselton, a widowed woman, conveyed her interest in subject property to Suzanne H. Haselton, a widowed woman, by Quitclaim Deed dated January 25, 2012, recorded January 31, 2012, of record in Inst. No. 20120131-0008583 said Register's Office. (By Quitclaim Deed and Easement Abandonment, dated June 6, 2012, recorded June 8, 2012, of record in Inst. No. 20120608-0050126, said Register's Office, that portion of the property inadvertently included in said deed was conveyed to Barbara C. Haselton, a widowed woman.) The said Suzanne H. Haselton, a widowed woman, further conveyed subject property to Linda Smith, Trustee of the Wilfred E. Haselton Family Trust by Quitclaim Deed dated June 6, 2012, recorded June 13, 2012, of record in Inst. No. 20120613-0051591, said Register's Office.

Description Reference: According to a survey by Randolph L. Chapdelaine, TN RLS #1444, dated January 28, 2019.

This is unimproved property known as: 0.07 ACRES ON HESTER BEASLEY ROAD

WITNESS THE EXECUTION HEREOF on the dates shown in the acknowledgements below.

Linda Smith, Trustee

Linda Smith, Trustee

State of Tennessee
County of Davidson

On November 21, 2019, before me the undersigned authority, personally appeared **Linda Smith, Trustee** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0-

Linda Smith, Trustee
Affiant

Sworn and subscribed before me on November 21, 2019.

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022