Karen Johnson Davidson County
Batch# 325627 DEEDQC
12/05/2019 02:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191205-0125728

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.\

QUITCLAIM DEED

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
John Carlton Collier	Same	51-7-18
1017 Gaines Dr		
Madison TN 37115		
THIS INSTRUMENT PREPARED BY: Smith.Sholar.Milliken. PLLC. P. O. Box 663 Gallatin, TN 37066	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$0.00~~. Affiant Subscribed and sworn to before me, this the 25 day of November, 2019. Notary Public My commission expires 1-24-22	

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, We, Lana Collier Holman and John Carlton Collier, Trustees of the Jane and Carlton Collier Legacy Testamentary Trust and Matthew Carlton Collier, "Grantor" by these presents, does hereby quitclaim and convey unto John Carlton Collier, "Grantee", their successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in the 11th Civil District of Davidson County, Tennessee, being part of an unnumbered tract lying east of certain lots on the Map of Pleasant Acres Subdivision, Section 1, as of record in Book 2133, page 60, Register's Office for said county, being known as Tract No. 1 and part of Tract No. 2 on the unrecorded Map of Subdivision of said tract, made by T. R. Sanford, Surveyor, August 27, 1954, for Lewis E. Gaines, and part of a 60-foot strip or roadway fronting on Due West Avenue, lying between lots 6 and 7 on the unrecorded Map of Subdivision of the Beasley Property, and described as follows:

Beginning at a point on the north margin of Due West Avenue in the south line of Lot 7 of said Beasley property, at the beginning of a curve at the intersection of said Avenue and said 60-foot strip or roadway above mentioned; thence along said curve, northwesterly 39.3 feet to a concrete monument in the westerly line of Lot 7; thence with the margin of said roadway, northwardly 325 feet to a point in the south line of the land conveyed to said Lewis E. Gaines by deed of record in Book 2296. page 427, said Register's Office; thence with the north line of said lot 7, eastwardly 170.8 feet to the northeast corner of Lot 7; thence northwardly 360.79 feet to a point; thence westwardly 170.8 feet to a point; thence southwardly 299.07 feet to a point; thence westwardly 30 feet to a point; thence southwardly 60 feet to a point in the south line of the land conveyed to said

Gaines by deed in Book 2296, page 427, aforesaid, in the north terminus of said 60 foot roadway; thence along the center line of said roadway, southwardly 350 feet, more or less, tot he north margin of Due West Avenue; thence with the margin of said Avenue, eastwardly 55 feet, more or less to the beginning.

Being the same property conveyed to Thomas Carlton Collier and wife, Sarah Nolen Collier by Deed dated September 9, 1966 from Lyndon James McCavitt and wife, Rose J. McCavitt, recorded September 13, 1966, in Book 4056, Page 61, in the Official Records of Davidson County, Tennessee. The said Sarah Nolen Collier having predeceased Thomas Carlton Collier vesting the latter with full ownership of said property as surviving tenant by the entirety. The said Thomas Carlton Collier having since died on or about January 9, 2015, and by will of record in the Davidson County Tennessee Circuit Court, Docket No. 15P-259, the subject property was vested in Lana Collier Holman and John Carter Collier, Trustees of the Jane and Carlton Collier Legacy Testamentary Trust.

This is improved property, known as 1017 Gaines Drive, Madison, TN 37115.

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

Witness my hand this 25th day of November, 2019.

Grantor- Lana Collier Holman, Trustee

Grantor- John Carlton Collier, Trustee

Grantor- Matthew Carlton Collier, Beneficiary

DOROTHY A. RYAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 18, 2021

STATE OF Massachusetts)
COUNTY OF Middlesex)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lana Collier Holman, Trustee of the Jane and Carlton Collier Legacy Testamentary Trust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Trustee of the Jane and Carlton Collier Legacy Testamentary Trust of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 25th day of November, 2019.

20191205[illegible]

Gaines by deed in Book 2296, page 427, aforesaid, in the north terminus of said 60 foot roadway; thence along the center line of said roadway, southwardly 350 feet, more or less, tot he north margin of Due West Avenue; thence with the margin of said Avenue, eastwardly 55 feet, more or less to the beginning.

Being the same property conveyed to Thomas Carlton Collier and wife, Sarah Nolen Collier by Deed dated September 9, 2066 from Lyndon James McCavitt and wife, Rose J. McCavitt, recorded September 13, 2066, in Book 4056, Page 61, in the Official Records of Davidson County, Tennessee. The said Sarah Nolen Collier having predeceased Thomas Carlton Collier vesting the latter with full ownership of said property as surviving tenant by the entirety. The said Thomas Carlton Collier having since died on or about January 9, 2015, and by will of record in the Davidson County Tennessee Circuit Court, Docket No. 15P-259, the subject property was vested in Lana Collier Holman and John Carter Collier, Trustees of the Jane and Carlton Collier Legacy Testamentary Trust.

This is improved property, known as 1017 Gaines Drive, Madison, TN 37115.

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

Witness my hand this 25 day of November, 2019.

Grantor- Lana Collier Holman, Trustee

Grantor- John Carlton Collier, Trustee

Grantor- Matthew Carlton Collier, Beneficiary

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lana Collier Holman, Trustee of the Jane and Carlton Collier Legacy Testamentary Trust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Trustee of the Jane and Carlton Collier Legacy Testamentary Trust of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this _____ day of November, 2019.

Notary Public

My Commission Expires _____.

STATE OF TN)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named John Carlton Collier, Trustee of the Jane and Carlton Collier Legacy Testamentary Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Trustee of the Jane and Carlton Collier Legacy Testamentary Trust of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office this 25 day of November, 2019.

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2021

Notary Public

My Commission Expires _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of November, 2019, before me personally appeared Matthew Carlton Collier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of November, 2019.

Kayla Holder
Notary Signature
My commission expires:

My Commission Expires 1/22/2021

KAYLA HOLDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY