Karen Johnson Davidson County
Batch# 329709 DEEDQC
12/13/2019 02:00:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191213-0128859

This instrument prepared by:
HARLAN DODSON
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

TRUSTEE'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Janet M. Steakley 1262 General George Patton Rd. Nashville, TN 37221	Same	077 00 0 011.0

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JANET M. STEAKLEY, TRUSTEE, MILDRED J. FAIRBANKS FAMILY TRUST U/W DATED FEBRUARY 26, 2009** ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of its rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **JANET M. STEAKLEY**, and her successors, heirs and assigns. The real estate is described as follows:

Tract No. 3:

Land in the 8th Civil District of Davidson County, Tennessee on the Westerly margin of Cub Creek Road and bounded on the south by Tract No. 2, on the north by Wright Properties, Inc. and Tract No. 4, and more particularly described as follows:

Commencing at an iron rod new in the westerly margin of Cub Creek Road, the northeast corner of Thomas L. Mundy (Book 9646, Page 246, R.O.D.C.) and the southeast corner of Tract No. 1 thence with the margin of said road North 35 deg. 49 min. 25 sec. east 347.15 feet to a point of curvature; thence with a chord bearing and distance of north 42 deg. 14 min. 49 sec. east 165.30 feet to an iron rod new, the northeast corner of Tract No. 2, the southeast corner and point of beginning of this Tract;

Thence leaving said margin of road with the north line of Tract No. 2 north 67 deg. 12 min. 18 sec. west 1203.29 feet to an iron post old, a common corner with Wright Properties, Inc. (Book 5356, Page 897 R.O.D.C.); thence with the south line of Wright Properties, Inc., north 89 deg. 07 min. 13 sec. east 551.09 feet to an iron rod new, the southwest corner of Tract No. 4 and the northwest corner of this Tract; thence with the south line of Tract No. 4 south 67 deg. 26 min. 09 sec. east 832.45 feet to an iron rod new in the westerly margin of Cub Creek Road, the southeast corner of Tract No. 4 and the northeast corner of this Tract; thence with the margin of said road south 54 deg. 23 min. 32 sec. west 187.82 feet to a point of curvature; thence with a curve to the left having a radius of 738.76 feet, a

length of 73.78 feet and a chord bearing and distance of south 51 deg. 31 min. 53 sec. west 73.75 feet to the point of beginning and containing 5.19 acres more or less, according to a survey by Kenneth W. Morton, R.L.S. #623, dated 8/15/01.

Description is taken from a prior deed of record.

Being the same property conveyed to Janet M. Steakley, Trustee, Mildred J. Fairbanks Family Trust U/W dated February 26, 2009 by Executor's Deed from Janet M. Steakley, Executrix of the Estate of Mildred J. Fairbanks of record in Instrument No. 20140417-0032311, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

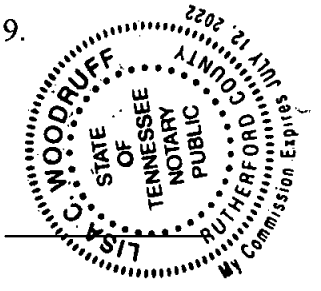
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 13th day of December, 2019.

Affiant

Notary Public

My Commission Expires: 

This is unimproved property, known as 8410 Cub Creek Road, Nashville, TN 37209.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 13th day of December, 2019.

JANET M. STEAKLEY, TRUSTEE, MILDRED J. FAIRBANKS FAMILY TRUST U/W DATED FEBRUARY 26, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named JANET M. STEAKLEY, Trustee of the Mildred J. Fairbanks Family Trust as provided in the Last Will and Testament of Mildred Johnson Fairbanks dated February 26, 2009 with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that she has the full power and authority to execute this Quitclaim Deed as the Trustee of the Mildred J. Fairbanks Family Trust as provided in the Last Will and Testament of Mildred J. Fairbanks dated February 26, 2009, and that in such capacity, she, being authorized so to do, executed the foregoing Quitclaim Deed for the purposes therein contained, on behalf of JANET M. STEAKLEY, Trustee of the Mildred J. Fairbanks Family Trust as provided in the Last Will and Testament of Mildred Johnson Fairbanks dated February 26, 2009

Notary Public

My Commission Expires:

LISA C. WOODRUFF
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires JULY 12, 2022