QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 343100 DEEDQC
01/14/2020 04:16:39 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200114-0005178

This document was prepared by:
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Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Deborah K. Gregory 935 Claylick Ct. P.O. Box 113 Whites Creek, Tennessee 37189-0113	Same as New Owner	023 00 0 028.00

Comes now **Deborah Gregory and Pamela Faye Hicks** (hereinafter called the "Grantors") and do transfer and convey a certain tract/parcel of land in Davidson County, Tennessee, described below as follows: **(1) a life estate in one half (½) of the below described real property unto Deborah Gregory and John Gregory with the right of survivorship as to themselves with the remainder interest to Jason Alexander Wedekind and Alexandra Gregory Valdez, as tenants in common with the right of survivorship; and (2) a life estate in one half (½) of the below described real property unto Pamela Faye Hicks with the remainder interest to Terry Mikel Lee, Jr. and Robert Brandon Lee as tenants in common with the right of survivorship** (hereinafter called the "Grantees"), their heirs, successors and assigns. **It is the intent that no remainder interest shall pass to any remainder person until the last of Deborah Gregory, John Gregory or Pamela Faye Hicks shall pass away.**

Being a parcel of land in the Second Civil District or Nashville, Davidson County, Tennessee, located on the southerly margin of Interstate 24 at the terminus of Claylick Court and being more particularly described as follows:

Beginning at a point in the southerly margin of Interstate 24 at its intersection with the westerly terminus of Claylick Court:

Thence, with the terminus of Claylick Court, S43 degrees, 12'08"W, 45.00 feet to a point in the north line of George Fuqua of record in Deed Book 6941, Page 930, R.O.D.C.;

Thence, with Fuqua, N46 degrees, 56'05"W, 140.70 feet to a point;

Thence, S53 degrees, 33'25" W, 305.70 feet to an iron pin;

Thence, S47 degrees, 59'09" E, 307.57 feet to an iron pin;

Thence, S09 degrees, 58'58" W, 100.19 feet to a point;

Thence, leaving Fuqua with the north line of John W. Gregory and wife Deborah of record in Deed Book 1 1468, Page 241 R.O.D.C., N 84 degrees, 14'3 1" W, 1 197.45 feet to an iron pin in the northeast corner of Ronald W. Waller of record in Deed Book 1 1530, Page 973, R.O.D.C.;

Thence, with the north line of said Waller N 84 degrees 14' 31" W 126.72 feet to a point;

Thence, leaving said Waller with the line of George Fuqua of record in Deed Book 8765, Page 40 R.O.D.C.; N 48 degrees, 48' 23 E. 435.00 feet to a point;

Thence, N84 degrees 14'31" W, 447.20 feet to a point in the east margin of Sunshine Valley Road;

Thence, with said margin, S48 degrees, 48'23" W, 435.00 feet to a point in the north line of Waller;

Thence, with Waller, N84 degrees,14'31" W, 653.22 feet to an iron pin;

Thence, N05 degrees,48'03" E, 2233.09 feet to an iron pin in the south margin of Claylick Road;

Thence, with said margin, S83 degrees, 00'08"E, 83.57 feet to an iron pin;

Thence, leaving said margin with the west line of Cynthia Hicks of record in Deed Book 10340, Page 329, R.O.D.C., S1 1 degrees 23'52"W, 519.76 feet to an 18" tree;

Thence, S30 degrees, 37'41"W, 54.70 feet to an 18" tree;

Thence, SOO degrees 3 1'38" W, 353.85 feet to a point;

Thence, S44 degrees, 30' 28" E, 229.80 feet to an iron pin;

Thence, with the line of O.N. Story of record in Deed Book 71 12, Page 940, R.O.D.C., S 49 degrees, 53'28" E, 500.00 feet to an iron pin;

Thence, N40 degrees, 06'32" E, 500.00 feet to a point;

Thence, N49 degrees, 5328" W, 500.00 feet to an iron pin in the east line of Cynthia Hicks;

Thence, with said Cynthia Hicks, N40 degrees, 06' 32" E, 440.33 feet to a point in the southerly margin of Interstate 24;

Thence, with said margin the following calls:

S 74 degrees, 59'22" E, 189.24 feet to a point;
S 40 degrees, 38'29" E, 300.00 feet to a point;
S 02 degrees, 29'03" E, 107.00 feet to a point;
S 20 degrees, 48'14" E, 336.00 feet to a point;
S 49 degrees, 16'57" E, 302.82 feet to a concrete right-of-way monument;
S 59 degrees, 56'13" E, 215.03 feet to a point;
S 76 degrees, 53'43" E, 186.01 feet to a concrete right-of-way monument;
S 40 degrees, 55'55" E, 576.12 feet to a concrete right-of-way monument;
S 38 degrees, 39'09" E, 204.44 feet to a concrete right-of-way monument;

with a curve concave to the east having a central angel of 00 degrees, 57'55", a radius of 3,014.79 feet and a chord of S43 degrees, 25'55" E, 50.79 feet for an arc length of 50.80 feet to the point of beginning; containing 2,779,630 square feet or 63.81 acres, more or less.

Being a part of the same property conveyed to Robert Eugene Hicks by deed from Elsie Lee Hicks of record at Book 6878, Page 492 in the Registers Office for Davidson County, Tennessee.

Being the same property referenced as "Description, Robert Hicks, Property Map 23, Parcel 28" as described in the "Agreed Order", Case No. 03-37374 for the Chancery Court, Nashville, Davidson County, Tennessee and recorded as Document # 20050412-0040090 in the Registers Office for Davidson County, Tennessee.

Being the same property conveyed by Robert Eugene Hicks to Robert Eugene Hicks (himself) a life estate with the remainder interest to Cynthia Denise Hicks, Deborah Gregory and Pamela Faye Hicks as tenants in common with the right of survivorship and recorded as Document # 20140127-0007164 in the Registers Office for Davidson County, Tennessee. Robert Eugene Hicks having died on February 12, 2014 and Cynthia Denise Hicks having died on November 30, 2017.

This is improved property known as 935 Claylick Court, Whites Creek, Tennessee, 37189.

TO HAVE AND TO HOLD the said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and/or successors and assigns, forever. The Grantors makes no covenants and/or warranties with said Grantees and said property is conveyed subject to such limitations, restrictions and encumbrances as may effect title to said property.

This the ____day of December, 2019.

Deborah Gregory

Pamela Faye Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the below listed Notary Public for the aforementioned state and county, personally appeared Deborah Gregory and Pamela Faye Hicks, the Grantors named herein, with whom I am personally acquainted and who, upon oath, acknowledged that they are the Grantors named herein, is authorized to make this transfer for the purposes contained herein. Witness my hand on this the 31 day of December, 2019.

Ann C Warpoole
Notary Public

My Commission Expires: 9-7-2021

ANN C. WARPOOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.

Deborah Gregory
Deborah Gregory

Sworn to before me this the 31 day of December, 2019.

Ann C Warpoole
Notary Public

My commission expires: 9-7-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____ Affiant
Subscribed and sworn before me this the
14 Day of JAN, 2020.
AHayes, Deputy Register