Karen Johnson Davidson County
Batch# 353278 DEEDQC
02/04/2020 11:51:00 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200204-0012868

THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED BY THE PARTIES AND NOT INDEPENDENTLY VERIFIED BY:
Lyell Sloan
300 James Robertson Parkway
Nashville, TN 37201

ADMNISTRATOR QUITCLAIM DEED

Address of New Owners:	Sent Tax Bill To:	Map & Parcel No.
Aaron Busby 7267 Harper Road Joelton, TN 37080	New Owner	Cheatham: 39-75.02/Davidson: 13-11

WHEREAS, Margaret Martin, owned and held an interest in certain real property located in Davidson County & Cheatham, Tennessee, as more particularly described below; and

WHEREAS, Margaret Martin died on July 26, 2019, leaving no Last Will and Testament. The only heir filed an administration of the estate of Margaret Martin which was admitted to probate in the Probate Court of Davidson County, Tennessee, on August 29th, 2019, as Case No. 19P1470 and is recorded among said probate records; and Aaron Busby was appointed Administrator of the Estate of Margaret Martin.

WHEREAS, the Administrator of the estate desires to evidence, by this quitclaim deed, the transfer of the real property herein described to **Aaron Busby** the only heir to the estate of Margaret Martin.

NOW, THEREFOR FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, Aaron Busby, Administrator of **THE ESTATE OF MARGARET MARTIN** ("Grantor") this day executed this Administrator Quitclaim Deed in order to evidence the transfer unto **Aaron Busby** ("Grantee"), all of the interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

A certain tract or parcel of land in the 2nd Civil District of Cheatham County, State of Tennessee, and in the 14th Civil District of Davidson County. State of Tennessee, described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated September 2, 1990 and known as Job No. 92-590 as follows, to-wit:

Beginning at an iron pin, the most southwest corner of this tract, corner to J. W. Chambliss (Deed Book 314, Page 480), and in the northerly line of Tract 1, this survey; thence, with said Chambliss for the next seven calls as follows: North 49 degrees 15' 29" East 62.70 feet, North 16 degrees 00' 29" East 132.00 feet, North 06 degrees 15' 29" East 46.20 feet, North 39 degrees 45' 29" East 155.10 feet, North 54 degrees 15' 29" East 108.90 feet, North 36 degrees 30' 29" East 66.00 feet to an iron pin set at the top of a bluff, thence, North 25 degrees 19' 04" West 823.58 feet to an iron pin set in the line of said Chambliss, thence, with a new line of the line of Tract 3, this survey, North 55 degrees 04' 12" East 569.17 feet to an iron pin set at the south

side of a branch in the right-of-way line of Interstate Highway 24 (Deed Book 167, Page 447), thence, with said I-24, South 50 degrees 29' 12" East 360.46 feet to an iron pin set; thence, continuing with said 1-24, North 85 degrees 52' 29" East 76.24 feet to a concrete monument in the right of-way of I-24, corner to E. G. Bracy, (Deed Book 3313, Page 405, Register's Office for Davidson County, Tennessee); thence, with the line of said Bracey, South 10 degrees 05' 25" West 1355.84 feet to an iron pin set; thence, North 85 degrees 56' 53" West 548.19 feet to the beginning, containing 17.81 acres more or less.

The above referenced property is served by an ingress/egress easement as set out in Declaration of Easement for Ingress and Egress filed of record in Survey Easement Ut 3, Page 148, in the Register's Office for Cheatham County, Tennessee, and in Instrument No. 20161012-0107810, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows, to-wit:

An Ingress/Egress Easement by Prescription determined to be Twelve (12) feet in width, across (burdening) three Tracts of Land belonging to Shirley B. Sanders and William C. Sanders, Jr. - Parcels: 01400021600, Instrument No. 20041004-0118896; 01400000600 - Instrument No. 20021 1 140141432, 01300003600 — Instrument No. 20050922-0114079 of the Property Assessor and Register of Deeds Offices of Davidson County, Tennessee. This Easement is to the Benefit of Parcel 01300001100 belonging to Lesa Booker and Walter O. Booker as shown in Deed Book 327 — Pg. 222. The following description is the centerline of this easement and includes area Six (6) ft. both sides of this line and extends from the west margin of Harper Road across the before mentioned Tracts of Sanders to the east property line of said Booker. The following description is from the west edge of the pavement of Harper Road to the property line of Booker.

Starting at the south end of Concrete Guard Rail on the west side of a bridge over Interstate 24 on Harper Road; thence, S 00 degrees 16' 33" W — 230.67 feet to a point in the center of said Easement/Driveway and at the edge of Pavement of said road, being the Point of Beginning of this survey and proceeding:

Leaving Harper Road, at the edge of pavement, N 84 degrees 39' 00 " W— 25.43 feet; thence, S 88 degrees 06' 54" W — 12.48 feet to a point in the Road Right-of-Way/Property Line of said Sanders, this point is further located, N 04 degrees 02' 32" W — 93.66 feet along Sanders line from an iron rod (old), the southeast corner of said Parcel 01400021600; thence,

Crossing Parcel 01400021600 the following four courses: S 88 degrees 06' 54" W — 8.40 feet; thence, S 80 degrees 12' 38" W - 23.98 feet; thence, S 74 degrees 48' 36" W - 25.20; thence, S 76 degrees 32' 59"

W — 88.01 feet, to a point in the south line of Parcel 01400021600, this point located N 67 degrees 20' 42" W - 160.97 feet along Sanders line from the before mentioned Iron Rod; thence,

Crossing Parcel 01400000600 the following seven courses: S 75 degrees 46' 56" W — 31.91 feet; thence, S 71 degrees 07' 01" W — 224.44 feet; thence, S 68 degrees 30' 42" W— 113.90

feet; thence, S 69 degrees 33' 11" W 79.60 feet; thence, S 74 degrees 41" 54" W — 46.54 feet; thence, S 76 degrees 22' 16" W— 104.84 feet; thence, S 83 degrees 13' 18" W — 22.28 feet to a point in the east line of Parcel 01300003600, point located N 18 degrees 06' 18" E — 9.19 feet along Sanders line from an Iron Rod (old) being the southeast corner of Parcel 01300003600; thence, Crossing Parcel 01300003600 the following eleven courses: S 83 degrees 13' 18" W — 21.75 feet; thence, N 83 degrees 09' 42" W — 21.56 feet; thence, N 80 degrees 05' 30" W — 24.01 feet; thence, N 77 degrees 15' 14" W 41.22 feet; thence N 75 degrees 09' 23" W — 84.15 feet; thence, N 76 degrees 48' 40" W — 65.14 feet; thence, N 75 degrees 38' 54" W - 74.01 feet; thence, N 74 degrees 16' 58" W - 58.59 feet; thence, N 68 degrees 35' 26" W — 14.59 feet; thence, N 60 degrees 23' 50" W — 10.07 feet; thence, N 52 degrees 44' 02" W — 8.03 feet to a point in the east line of said Booker, said point located N 06 degrees 21' 52" E — 63.01 feet along Sanders line from an Iron Rod (old) being the southwest corner of Parcel 01300003600 and further S 06 degrees 21' 52" W — 13.58 feet along Sanders line from an Iron Pipe (old), involving 0.328 acres more or less according to a survey by Marvin T. Wright, R.L.S. #2094 of Tennessee, Wright & Associates Land Surveyors 1329 Hwy. 12 N. — Ashland City, Tennessee 37015, Telephone: 615-238-4123 and 615-792-4291 for the benefit of Lesa Booker and Walter O. Booker and provided on or about April 13, 2016.

BEING the same property conveyed to Margaret Martin, by Warranty Deed dated February 02, 2017, in Book 519, Page 1116-1119, in the Register's Office for Cheatham County, Tennessee, and as Instrument No. 20170206-0012064, in the Register's Office for Davidson County, Tennessee.

The said Margaret Martin is now deceased.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Ingress/Egress Easements as set forth in UT Book 3, page 148, Register's Office for Cheatham County, Tennessee, and in Instrument No. 20161012-0107810, Register's Office for Davidson County, Tennessee.

2. Final Order to State of Tennessee as recorded in Book 167, page 447, Register's Office for Davidson County, Tennessee.

All future taxes will be assumed by the Grantee herein.

This is improved property, known as 7267 Harper Road, Joelton, TN 37080.

This transfer is by Quitclaim and the Administrator makes no warranties about the title.

The previous and last instrument and prior title is a deed recorded in Book 519, Page 1116-1119, in the Register's Office for Cheatham County, Tennessee, and as Instrument No.

20170206-0012064, in the Register's Office for Davidson County, Tennessee. No survey, no title examination, and no title insurance has been requested or acquired for this transfer

Witness my hand this 15 day of January, 2020

Aaron Busby, Administrator of the Estate of Margaret Martin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transaction is $ 0.00.

Subscribed and sworn before me,

This 15 of JAN, 2020

Affiant

My Commission Expires: 10-2-2023

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aaron Busby, Administrator, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office, this the 15 day of JAN, ~~2019.~~ 2020

Notary Public

My Commission Expires: 10-2-2023