This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

Karen Johnson Davidson County
Batch# 402908 DEEDQC
05/20/2020 07:52:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20200520-0052199

FROM: **MATTHEW HALL, Executor for the ESTATE ROBERT ALLEN CHANDLEY (A.K.A. ALLEN CHANDLEY)**

TO: **David Kennedy, Jr., Trustee**

AND

FROM: **David Kennedy, Jr., Trustee**

TO: **VERONICA DAWN HESSON and LORI NICOLE HALL**

ADDRESS NEW OWNER:
Veronica Dawn Hesson and
Lori Nicole Hall
c/o 2016 Hickory Brook Drive
Hermitage, TN 37076

SEND TAX BILLS:
Deborah Chandley
1735 Stewarts Ferry Pike
Hermitage, TN 37076

MORTGAGEE:
NONE

MAP & PARCEL:
110 00 013.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, Matthew Hall, Executor for the Estate of Robert Allen Chandley, (DOD 03/09/19-- see Davidson County Probate Court, No. 19P1030), have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in two tracts of land in the 4th, formerly the 16th, Civil District of Davidson County, Tennessee, described as follows:

FIRST TRACT: Beginning on the northerly margin of Stewart Ferry Road in the westerly line of the Nellie Weatherly tract; thence with said tract, north 22 deg 30' east 316 feet; thence north 64 deg 14' west 189.2 feet; thence south 5 deg 26' west 326.3 feet to the northerly margin of Stewart Ferry Road; thence which said Road, south 61 deg east 88 feet to the beginning, containing one acre, more or less, according to a survey made by H. B. Fowlkes, Surveyor, May, 1946.

SECOND TRACT: Beginning at the northeast corner of the property conveyed to Erby S. Fulghum, Jr. and wife by deed from Frank N. Karl and wife, of record in Book 1403, page 611, Register's Office for said County; thence northwardly and with the line of a fence, 554 feet to the line of the Lane property; thence with said line, westwardly 252 feet to a corner of said Lane property, continuing with Lane's line, southwardly 554 feet to the northwest corner of the Erby S. Fulghum, Jr. property; thence with the northerly line of same, eastwardly 189 feet to the beginning, containing 2.8 acres, more or less.

Being the same property conveyed to Robert Chandley et ux, Nina Chandley (having since died on August 9, 1986 referred to in Will Book Number 155, Page 640 in the Grantor's Deed), by Deed from, Erby S. Fulghum, Jr. and wife of record in Book 2196, page 97.

This is improved real property located and known as **1735 Stewarts Ferry Pike, Hermitage, Davidson County, Tennessee 37076.**

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above and, pursuant to the Last Will and Testament of Robert Allen Chandley dated August 30, 2011, do hereby quitclaim and convey a life estate in said property to **DEBORAH CHANDLEY,** until her death or voluntary removal therefrom, and a remainder interest in said real property equally to **VERONICA DAWN HESSON AND LORI NICOLE HALL** their heirs and assigns, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 30th day of April, 2020.

MATTHEW HALL, Executor
Estate of ROBERT ALLEN CHANDLEY

DAVID KENNEDY, JR., Trustee

* * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **MATTHEW HALL, Executor** for the **Estate of ROBERT ALLEN CHANDLEY**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 30th day of April, 2020.

Linda Schreiner
NOTARY PUBLIC

LINDA SCHREINER NOTARY PUBLIC STATE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 03/08/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 30th day of April, 2020.

Linda Schreiner
NOTARY PUBLIC

My Commission Expires: 03/08/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **NONE**.

David
AFFIANT

Subscribed and sworn to before me this 30th day of April, 2020.

Linda Schreiner
NOTARY PUBLIC

My Commission Expires: 03/08/2021