Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. 20010037

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF Cheatham)

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th DAY OF May, ~~2019.~~ 2020.

NOTARY PUBLIC

My Commission expires: 1-10-2021

Address of New Owner	Send Tax Bills To:	Tax Information:
William Odell Paty, Jr. 2767 Highway 12 North Chapmansboro, TN 37035	Same	Map/Parcel **069-11-0-052.00** **&** **069-11-0-068.00**

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 7th day of May, 2020, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Janice Butler and Pete Whitaker, both as Substitute Co-Trustees of the Testamentary Trust created under the Will of Louise Hornbuckle Paty,** Grantor, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **William Odell Paty, Jr.,** Grantee his heirs, successors, and assigns, their entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Jesse Hobbs' two-acre tract in the center of Hydes Ferry Turnpike; running thence with said Hobbs' line, North 34 degrees East 30 poles to a stone in Lewis' line; thence North 73 degrees West 8.46 poles to Lewis' corner; thence North 4-1/2 degrees East 6.3 poles to a stone in said Lewis' line; thence South 34 degrees West 31.6 poles to the center of said Pike; thence with the center of said Pike, South 47-1/2 degrees East 11.24 poles to the beginning, containing 2 acres, more or less.

Included within the legal description above, but expressly excluded from this conveyance, is that property encompassed within the northerly and southerly rights-of-way of Ashland City Highway, measuring 179 feet, more or less, on the southerly boundary of Parcel No. 52, and 176 feet, more or less, on the northerly boundary of Parcel No. 68, on property Map 69-11, Tax Assessor's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 404028 DEEDQC
05/21/2020 08:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200521-0052705

Being part of the same property conveyed to Hornbuckle Plumbing Company, Inc., by Warranty Deed from Davidson County, Tennessee, dated 05/29/1962 and recorded on 08/07/1964 in Book 3798, Page 923, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Clifton Allen Hornbuckle, Sr., an undivided one-half interest, and to Mary Louise Paty, an undivided one-half interest, by Quitclaim Deed from Hornbuckle Plumbing Repair Company, a Tennessee corporation, successor in interest to Hornbuckle Plumbing Company, a Tennessee corporation, dated 11/08/1994 and recorded on 11/08/1994 in Book 9515, Page 326, RODCT.

Mary Louise Paty, a/k/a Louise Hornbuckle Paty, died testate on or about 09/14/1996, devising her one-half undivided interest of said property to Lois Cook and Clifton Hornbuckle, Jr., Co-Trustees of the Testamentary Trust f/b/o William Odell Paty, Jr., by her Last Will and Testament of record in Will Book 208, Page 548, Probate Court for Davidson County, Tennessee. For further reference see Co-Executor's Quitclaim Deed of record in Book 11397, Page 635, dated 03/03/1999, RODCT. The said Lois Cook and Clifton Hornbuckle, Jr., having since died leaving Janice Butler and Pete Whitaker as Substitute Co-Trustees according to said Will.

This is unimproved property known as:
0 Ashland City Highway, Nashville, TN 37218

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Janice Butler, as Substitute Co-Trustee of the Testamentary Trust created under the Will of Louise Hornbuckle Paty,** has caused this instrument to be executed, this the 7th day of May, 2020.

Janice Butler

Janice Butler, as Substitute Co-Trustee of the Testamentary Trust created under the Will of Louise Hornbuckle Paty

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Janice Butler, as Substitute Co-Trustee of the Testamentary Trust created under the Will of Louise Hornbuckle Paty,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 7 day of May, 2020.

Lisa M. Beaty

NOTARY PUBLIC
My commission Expires: 5-2-22

LISA M. BEATY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Whitaker (PW)

IN WITNESS WHEREOF, **Pete Whitaker, as Substitute Co-Trustee of the Testamentary Trust created under the Will of Louise Hornbuckle Paty,** has caused this instrument to be executed, this the 7 day of May, 2020.

Pete Whitaker, as Substitute Co-Trustee of the Testamentary Trust created under the Will of Louise Hornbuckle Paty

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Pete Whitaker, as Substitute Co-Trustee of the Testamentary Trust created under the Will of Louise Hornbuckle Paty,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 7 day of May, 2020.

NOTARY PUBLIC
My commission Expires: 5-2-22

LISA M. BEATY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 18th day of May, 2020.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY