Karen Johnson Davidson County
Batch# 413393 DEEDQC
06/11/2020 09:13:43 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200611-0059683

This instrument is prepared by:
Esquire Title & Escrow, Inc.
I. Dyke Tatum Attorney at Law
30 Burton Hills Blvd | Suite 200
Nashville Tennessee 37215
T: (615) 665-1964

The Actual Consideration or Value, whichever is greater, for this transfer is: $0.00

Affiant:

Subscribed and sworn to before me this 30th day of December 2018.

Notary Public:

My Commission Expires: 9-6-2020

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers:
Desiree G. Oakley **707 42nd Avenue North** **Nashville, Tennessee 37209**	**SAME**	**09112022000**

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Willard Brock Oakley** by these presents does hereby transfer and quitclaim and convey unto **Desiree G. Oakley,** its successors and assigns, all of his rights, title, and interest in and to the following described real property:

See Attached Legal Description as Exhibit "A"

Source of Legal Description: Prior Deed of Record (Instrument No. 20010817-0088961 R.O.D.D.C.T.N.)

Being the same property conveyed to Oakley Lumber Company, Daniel Oakley Proprietor by Warranty Deed from Willard Oakley, joined by his spouse Darlene Oakley of record in Instrument No. 20010817-0088961 Register of Deeds Office for Davidson County, Tennessee.

The said Daniel Oakley died intestate on May 22, 2013 with the estate having been probated in the Chancery / Probate Court of Cheatham County, Tennessee Docket No. P2307.

Pursuant to an Affidavit of Heirship recorded in Instrument No. 20140619-0053598, the said Daniel Oakley, being one and the same as William Daniel Oakley, was survived by his spouse, Desiree G. Oakley and children, Willard Brock Oakley (erroneously referred to as William Daniel Oakley as corrected in Affidavit of Heirship to Real Estate of record in 20180911-0089791 R.O.D.D.C.TN) and Baylee Danielle Oakley.

This is Improved Property known as: **705 & 707 42nd Avenue North, Nashville, Tennessee 37209**

This conveyance is subject to all county property taxes, liens, encumbrances owed or outstanding on any parcel(s) referenced herein, all codes restrictions or requirements with the city, county, and state the parcel(s) are therein contained and subject to any and all existing easements and restrictions of record.

WITNESS my hand this 30th day of December, 2018.

Willard Brock Oakley

STATE OF TENNESSEE))
COUNTY OF DAVIDSON))

On this 30th day of December, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared, **Willard Brock Oakley** the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be person whom executed the foregoing instrument, and that he also executed the within instrument for the purposes herein contained as his free act and deed.

Witness my hand this 30th day of December, 2018.



Notary Public

My Commission Expires: 9-6-2022

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT NO. 1: LAND in Davidson County, Tennessee, being Lot No. 74 of Block 14, part of an alley immediately west of said property and part of Georgia Avenue immediately south of Block 14, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County, described together as follows:

BEGINNING on the westerly margin of 42nd Avenue North, formerly First Street, at the corner of Lot Nos. 74 and 76; thence with the line between said two lots and continuing in a westerly direction 128 feet, more or less, to the easterly right-of-way line of the Louisville and Nashville Railroad; thence with said line southwardly 73 feet, more or less, to the center of Georgia Avenue, now closed; thence with the center of said Avenue, now closed, eastwardly 95 feet, more or less, to the westerly margin of 42nd Avenue North; thence with said Avenue, northwardly 65 feet to the BEGINNING.

TRACT NO. 2: THREE tracts of Grantors surplus West Nashville Branch right of way at Nashville, Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at the point of intersection of the south line of Indiana Avenue [one hundred (100) foot right of way]; thence South 87 degrees 58 minutes 28 seconds West, 118 feet along said south line of Indiana Avenue to the point of beginning; thence continuing South 87 degrees 58 minutes 28 seconds West, 95.39 feet to a point 10 feet from and at right angles to the centerline of said West Nashville Branch; thence South 10 degrees 30 minutes 36 seconds East 56.73 feet along a line 10 feet from and parallel to said track centerline to the beginning of a curve to the left (concave southeasterly); thence along said curve having a radius of 626.66 feet, a central angle of 5 degrees 01 minutes 14 seconds, a chord of 54.89 feet and a chord bearing of South 13 degrees 01 minutes 13 seconds East through an arc distance of 54.91 feet to the point of tangency; thence North 87 degrees 58 minutes 28 seconds East 76.55 feet to a point; thence North 2 degrees 01 minutes 32 seconds ~~East 110 feet~~ to the point of beginning, containing 0.217 acres, more or less (also commencing at the aforesaid point of intersection of Indiana Avenue and ~~42nd~~ Avenue North; thence South 2 degrees 01 minutes 32 seconds East, 70 feet along said west line of 42nd Avenue North to the point of beginning; thence continuing South 2 degrees 01 minutes 32 seconds East, 118 feet along said west line to a point; thence South 87 degrees 58 minutes 28 seconds West 118 feet to a point: thence North degrees 01 minutes 32 seconds West 118 feet to a point; thence North 87 degrees 58 minutes 28 seconds East, 118 feet to the point of beginning, containing 0.32 acre, more or less; (also commencing at the aforesaid point of intersection of Indiana Avenue and 42nd Avenue North; thence South 2 degrees 01 minutes 32 seconds East, 365 feet along said west line of 42nd Avenue North to the point of beginning; thence South 2 degrees 01 minutes 32 seconds East 156.40 feet to a point in the north right of way of Grantor; thence North 28 degrees 13 minutes West 174.30 feet along said north right-of-way line to a point; thence North 87 degrees 58 minutes 28 seconds East, 76.93 feet to the point of beginning, containing 0.14 acres, more or less, for a combined acreage of 0.675, as shown on print of a survey by Charles Phillip Clinard, Nashville, Tennessee, being a part of the same property conveyed to The Nashville, Chattanooga & St. Louis Railway by Nashville Land Improvement Co. by deed dated July 6, 1887, as recorded in Deed Book 109, page 47 and acquired by the Louisville and Nashville Railroad Company through merger between the Louisville and Nashville Railroad Company and The Nashville, Chattanooga & St. Louis Railway by deed dated August 30, 1957, the Agreement of Merger being recorded in Deed Book 2720, page 201, and conveyed to the Louisville and Nashville Railroad Company by Tennessee Property Company by deed dated August 6, 1963, as recorded in Book 3612, page 487, and acquired by the Seaboard Coast Line Railroad Company through merger between the Seaboard Coast Line Railroad Company and the Louisville and Nashville Railroad Company, effective December 29, 1982, recorded in Book 5992, page 495, and name of the surviving company changed to Seaboard System Railroad, Inc., by virtue of name change effective December 29, 1982, recorded in Book 5992, page 498, all in the Register's Office, Davidson County, Tennessee.

CONTINUATION OF EXHIBIT "A"

TRACT THREE A parcel of land in the City of Nashville, Davidson County, Tennessee, being Lots 76, 78, 80, 82, and a part of 84 of Block 14, Plan No. 1 of West Nashville as shown in Book 57, pages 74 and 75 of the Register's Office for Davidson County, Tennessee, the same being more particularly described as follows:

Beginning at the northeast corner of Lot No. 74 of said Subdivision Plan No. 1 of West Nashville; thence north with the westerly line of 42nd Avenue, formerly 1st Street, one hundred twelve (112) feet to a point in the east boundary of Lot No. 84; thence westwardly at right angles with said 42nd Avenue, one hundred five and five tenths (105.5) feet to a point in the east line of an alley; thence south with said line of alley, one hundred twelve (112) feet to the northwest corner of said Lot No. 74; thence with boundary between Lots Nos. 74 and 76, one hundred five and five tenths (105.5) feet to the point of beginning, containing 11,865 square feet.

TRACT FOUR A parcel of land in the city of Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the west line of a north and south alley lying between 42nd and 43rd Avenues and extending from Indiana Avenue, south to the original northeast right of way line of the West Nashville Railroad, later, the West Nashville Branch of The Nashville, Chattanooga & St. Louis Railway, said point being one hundred ten (110) feet south of the south line of Indiana Avenue, measured along said line of alley; thence south with said line of alley one hundred seventy (170) feet to a point in the original right of way line of said West Nashville Branch, which point is northeast of and twenty five feet (25) distance from the original center line of the main tract of said Branch; thence in a northwesterly direction, northeast of, parallel with and ten (10) feet distance from the center line of Louisville and Nashville Railroad Company's Tract #192, a distance of one hundred seventy two (172) feet more or less to a point; thence east, on a line at right angles with said alley, fifty five (55) feet to the point of beginning, containing 4,490 square feet.