This Instrument Prepared from Information Furnished by the Parties by:
STEVENS LAW, PLLC, 511 ENON SPRINGS ROAD EAST, SMYRNA, TENNESSEE 37167

MAP & PARCEL: 18200017600

SEND TAX BILLS TO:

NEW OWNER

Karen Johnson Davidson County
Batch# 443403 DEEDQC
07/24/2020 08:29:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200724-0081423

NAME AND ADDRESS OF NEW OWNERS:

Priscilla G. Walker-Brewer
5905 Cane Ridge Road
Antioch, TN 37013

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration; I, the undersigned, **Bobbie L. Brewer**, a widow, hereby quitclaim unto **Priscilla G. Walker-Brewer**, an unmarried woman, her heirs and assigns forever, all of my right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

TRACT #1

A certain parcel of land situated in Davidson County, Tennessee, and being a portion of the Sara Ledbetter property as recorded in Deed Book 2963, page 189, of the R.O.D.C., Tennessee, as described as Tract #1 on a survey of Dale and Associates, dated February 27, 1990, Job Number 90-016 and known as the Boundary of Sarah L. Lynch property.

Beginning at a point in the western margin of Cane Ridge Road, said point being the Northeast corner of the John K. Cravens Property as recorded in Deed Book 5209, page 855, of the R.O.D.C., Tennessee.

Thence, N 81° 46' 25" W, a distance of 416.78 feet to a point;

Thence, S 08° 25' 25" W, a distance of 100.00 feet to a point;

Thence, N 81° 42' 45" W, a distance of 363.58 feet to a point;

Thence, N 06° 37' 33" E, a distance of 255.00 feet to a point;

Thence, N 87° 04' 36" E, a distance of 794.29 feet to a point in the Western margin of Cane Ridge Road;

Thence with the Western margin of Cane Ridge Road S 06° 38' 44" W, a distance of 309.00 feet to the point of beginning and containing 5.011 acres of land more or less.

Being the same property conveyed to William Allen Brewer by quitclaim deed dated March 19, 1996 from Faye Hooper and appearing of record in Deed Book 9986, page 507, Register's Office of Davidson County, Tennessee. The said William Allen Brewer died testate on May 12, 2018, leaving his entire estate to his wife, Bobbie L. Brewer. William Allen Brewer's Last Will and Testament was admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, specifically Case No. 18P935, for the limited purpose of establishing a muniment of title to real estate, which included the above-described property. The Order establishing muniment of title was recorded and appears of record in Instrument No. 20180612-0056117, Register's Office for Davidson County, Tennessee.

This property is commonly known as 5905 Cane Ridge Road, Antioch, TN 37013.

This conveyance is made subject to a Perpetual Easement and Option Agreement of record in Instrument No. 20180730-0074330, Register's Office of Davidson County, Tennessee; restrictions in Deed Book 9986, page 507, said Register's Office; any public utility and drainage easements, setback lines and other special requirements or restrictions imposed by the appropriate governmental body; to all zoning and subdivision regulations of appropriate governmental body along with any easements and rights of way of public roads and utilities, and to any other matter that might appear in public records.

This deed was prepared based on information presented from the parties. The preparer makes no warranty regarding the status of the title.

IN WITNESS WHEREOF, I have hereunto set my signature on this 21 day of July, 2020.

Bobbie L. Brewer

BOBBIE L. BREWER

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Bobbie L. Brewer**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at my office in Smyrna, Tennessee on this 21 day of July, 2020.

Notary Public

My Commission expires: 6-18-2023

ELLEN G. LONGWORTH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that the actual consideration given for this transfer is -0-.

Affiant

SWORN TO and subscribed before me on this 21 day of July, 2020.

Notary Public

My Commission expires: 6-18-2023

ELLEN G. LONGWORTH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY