QUITCLAIM DEED

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Natalie Y. Ransford	**Same**	**12700028200**
(NAME) **8029 Quail Creek Road**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 449082 DEEDQC
08/03/2020 02:46:05 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200803-0085502

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JENNIFER N. SELLERS, MARRIED AND DANIEL L. KEPHART, SINGLE ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

NATALIE Y. RANSFORD, MARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1:

A TRACT OF LAND IN THE 23RD COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF PARCEL 181 ON TAX MAP 113 AND ALSO BEING A PART OF LOT NO. 9 ON PLAN OF QUAIL CREEK ESTATES AS OF RECORD IN BOOK 5200, PAGE 3, R.O.D.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF QUAIL CREEK COURT AT THE COMMON CORNER OF LOTS 8 AND 9 AT THE END OF CUL-DE-SAC OF SAID QUAIL CREEK COURT; THENCE,

1. WITH THE RETURN CURVE OF CUL-DE-SAC WITH A CURVE TO THE RIGHT (RADIUS 100.0 FEET) SOUTHEASTWARDLY A DISTANCE OF 90.94 FEET TO A POINT AT THE COMMON CORNER OF TRACTS 1 AND 2; THENCE,

2. WITH THE COMMON LINE BETWEEN TRACTS 1 AND 2 AND WITH THE CENTER OF A 50-FOOT COMMON ACCESS AND PUBLIC UTILITIES EASEMENT WITH A CURVE TO THE RIGHT (RADIUS 125.00 FEET) SOUTHWESTWARDLY A DISTANCE OF 160.76 FEET TO A POINT AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 63 DEGREES 09 MINUTES 25 SECONDS WEST, 149.906 FEET; THENCE,

3. CONTINUING WITH THE COMMON LINE OF TRACTS 1 AND 2, NORTH 80 DEGREES 00 MINUTES WEST, 125.00 FEET TO THE BEGINNING OF A CURVE; THENCE,

4. WITH A CURVE TO THE RIGHT (RADIUS 275.76 FEET) NORTHWESTWARDLY A DISTANCE OF 118.16 FEET AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 67 DEGREES 43 MINUTES 30 SECONDS WEST, 117.257 FEET; THENCE,

5. NORTH 55 DEGREES 27 MINUTES WEST, 375.00 FEET TO THE BEGINNING OF A CURVE; THENCE,

6. WITH SAID CURVE TO THE LEFT (RADIUS 102.54 FEET) NORTHWESTWARDLY A DISTANCE OF 79.73 FEET AN D HAVING A CHORD BEARING AND DISTANCE OF NORTH 77 DEGREES 43 MINUTES 30 SECONDS EAST, 77.732 FEET; THENCE,

7. WITH A CURVE TO THE RIGHT (RADIUS 57.32 FEET) NORTHWESTERLY A DISTANCE OF 55.28 FEET AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 72 DEGREES 22 MINUTES 30 SECONDS WEST, 53.160 FEET; THENCE,

8. CONTINUING WITH THE COMMON LINE OF TRACTS 1 AND 2 AND THE CENTER OF 50-FOOT COMMON ACCESS, UTILITIES EASEMENT, NORTH 44 DEGREES 45 MINUTES WEST, PASSING THE COMMON CORNER OF TRACTS 2 AND 3 AT 370.00 FEET, A TOTAL OF 836.78 FEET TO A POINT IN THE EASTERLY LINE OF PARCEL 267, TAX MAP 127 OWNED BY BARNNIE BOONE BY DEED BOOK 8017, PAGE 196, R.O.D.C., TENNESSEE; THENCE,

9. WITH THE EASTERLY LINE OF PARCEL 267, NORTH 37 DEGREES 54 MINUTES EAST, 41.82 FEET; THENCE,

10. NORTH 11 DEGREES 50 MINUTES EAST, 160.00 FEET TO A COMMON CORNER OF LOTS 8 AND 9, QUAIL CREEK ESTATES; THENCE,

11. WITH THE COMMON LINE BETWEEN LOTS 8 AND 9, SOUTH 78 DEGREES 10 MINUTES EAST, 173.26 FEE T; THENCE, 12. SOUTH 42 DEGREES 10 MINUTES EAST, 1,063.62 FEET; THENCE, 13. SOUTH 52 DEGREES 48 MINUTES EAST, 388.00 FEET; THENCE, 14. NORTH 67 DEGREES 42 MINUTES 30 SECONDS EAST, 75.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 314,406 SQUARE FEET OR 7.218 ACRES.

TRACT NO. 1 SUBJECT TO AND HAS BENEFIT OF A 50-FOOT COMMON ACCESS AND PUBLIC UTILITIES EASEMENT ALONG THE SOUTH LINE BETWEEN TRACTS 1, 2, AND 3, BEING 25 FEET ON EACH SIDE OF COMMON PROPERTY LINE.

TRACT 3:

A TRACT OF LAND IN THE 23RD COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF PARCEL 181 ON TAX MAP 113 AND ALSO BEING A PART OF LOT NO. 9 ON PLAN OF QUAIL CREEK ESTATES AS OF RECORD IN BOOK 5200, PAGE 3, R.O.D.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE COMMON CORNER OF TRACTS 1 AND 2 IN THE CENTER OF A 50-FOOT COMMON ACCESS AND PUBLIC UTILITIES EASEMENT; THENCE,

1. WITH THE COMMON LINE BETWEEN TRACTS 2 AND 3, SOUTH 31 DEGREES 12 MINUTES 43 SECONDS WEST, 487.84 FEET TO A POINT IN THE NORTHERLY LINE OF TRACT NO. 4; THENCE,

2. WITH THE COMMON LINE BETWEEN TRACTS 3 AND 4, NORTH 46 DEGREES 11 MINUTES 19 SECONDS WEST, 575.00 FEET TO A POINT IN THE EASTERLY LINE OF PARCEL 267, TAX MAP 127; THENCE,

3. WITH THE EAST LINE OF PARCEL 267, NORTH 56 DEGREES 45 MINUTES EAST, 161.50 FEET; THENCE,

4. CONTINUING WITH THE EAST LINE OF PARCEL 267, NORTH 37 DEGREES 54 MINUTES EAST, 332.18 FEET TO THE COMMON CORNER OF TRACTS 1 AND 3; THENCE,

5. WITH THE COMMON LINE BETWEEN TRACTS 1 AND 3, SOUTH 44 DEGREES 45 MINUTES EAST, 466.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 242,036 SQUARE FEET OR 5.556 ACRES.
TRACT NO. 3 IS SUBJECT TO AND IN BENEFIT OF A 50-FOOT COMMON ACCESS AND PUBLIC UTILITIES EASEMENT, THE CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF TRACTS 1 AND 2 ON THE SOUTH RIGHT-OF-WAY LINE OF QUAIL CREEK COURT; THENCE, WITH THE COMMON LINE BETWEEN TRACTS 1 AND 2 WITH A CURVE TO THE RIGHT (RADIUS 125.00 FEET) SOUTHWESTERLY A DISTANCE OF 160.76 FEET; THENCE, NORTH 80 DEGREES 00 MINUTES WEST, 125.00 FEET; THENCE, WITH A CURVE TO THE RIGHT (RADIUS 275.76 FEET) NORTHWESTERLY A DISTANCE OF 118.16 FEET; THENCE, NORTH 55 DEGREES 27 MINUTES WEST, 375.00 FEET; THENCE, WITH A CURVE TO THE LEFT (RADIUS 102.54 FEET) NORTHWESTERLY A DISTANCE OF 79.73 FEET; THENCE, WITH A CURVE TO THE RIGHT (RADIUS 57.32 FEET) NORTHWESTERLY A DISTANCE OF 55.28 FEET; THENCE, NORTH 44 DEGREES 435 MINUTES WEST, 836.78 FEET; THENCE, WITH A CURVE TO THE LEFT (RADIUS 62.73 FEET) SOUTHWESTERLY A DISTANCE OF 126.18 FEET; THENCE, WITH A CURVE TO THE RIGHT (RADIUS 164.85 FEET) SOUTHWESTERLY A DISTANCE OF 115.09 FEET; THENCE, SOUTH 60 DEGREES 00 MINUTES WEST, 295.00 FEET TO A POINT IN THE COMMON LINE BETWEEN TRACTS 3 AND 4 AND BEING SOUTH 46 DEGREES 11 MINUTES 19 SECONDS EAST, 26.03 FEET FROM THE EASTERLY LINE OF PARCEL 267, TAX MAP 127 AS MEASURED ALONG THE COMMON LINE BETWEEN TRACTS 3 AND 4.

TRACT 4:

A TRACT OF LAND IN THE 23RD COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF PARCEL 181 ON TAX MAP 113 AND ALSO BEING A PART OF LOT NO. 9 ON PLAN OF QUAIL CREEK ESTATES AS OF RECORD IN BOOK 5200, PAGE 3, R.O.D.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF LOT NO. 12 QUAIL CREEK ESTATES AS

OF RECORD IN BOOK 5200, PAGE 3, R.O.D.C., TENNESSEE, ALSO BEING A COMMON CORNER OF TRACTS 2 AND 4; THENCE,

1. WITH THE WEST LINE OF LOT NO. 12, SOUTH 51 DEGREES 21 MINUTES 19 SECONDS WEST, 250.00 FEET TO A POINT IN THE NORTH LINE OF PARCEL 17, TAX MAP 127; THENCE,

2. WITH THE NORTH LINE OF PARCEL 17, NORTH 47 DEGREES 58 MINUTES WEST, 190.90 FEET; THENCE,

3. WITH THE WEST LINE OF PARCEL 17, SOUTH 55 DEGREES 19 MINUTES WEST, 61.50 FEET TO A POINT IN THE NORTH LINE OF PARCEL 266, TAX MAP 127; THENCE,

4. WITH THE NORTH LINE OF PARCEL 266, NORTH 38 DEGREES 14 MINUTES WEST, 404.20 FEET; THENCE,

5. NORTH 33 DEGREES 05 MINUTES WEST, 189.10 FEET; THENCE,

6. NORTH 36 DEGREES 05 MINUTES WEST, 115.60 FEET TO A 36-INCH BLACK OAK, CORNER OF PARCEL 267, TAX MAP 127; THENCE,

7. WITH THE EAST LINE OF PARCEL 267, NORTH 56 DEGREES 45 MINUTES EAST, 200.00 FEET TO A POINT AT THE COMMON CORNER OF TRACTS 3 AND 4; THENCE,

8. WITH THE COMMON LINE BETWEEN TRACTS 3 AND 4, SOUTH 46 DEGREES 11 MINUTES 19 SECONDS EAST, PASSING THE COMMON CORNER OF TRACTS 2 AND 3 AT 575.00 FEET, A TOTAL OF 889.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 232,471 SQUARE FEET OR 5.337 ACRES.

TRACT NO. 4 IS SUBJECT TO AND IN BENEFIT OF A 50-FOOT COMMON ACCESS AND PUBLIC UTILITIES EASEMENT, THE CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF TRACTS 1 AND 2 ON THE SOUTH RIGHT-OF-WAY LINE OF QUAIL CREEK COURT; THENCE, WITH THE COMMON LINE BETWEEN TRACTS 1 AND 2 WITH A CURVE TO THE RIGHT (RADIUS 125.00 FEET) SOUTHWESTERLY A DISTANCE OF 160.76 FEET; THENCE, NORTH 80 DEGREES 00 MINUTES WEST, 125.00 FEET; THENCE, WITH A CURVE TO THE RIGHT (RADIUS 275.76 FEET) NORTHWESTERLY A DISTANCE OF 118.16 FEET; THENCE, NORTH 55 DEGREES 27 MINUTES WEST, 375.00 FEET; THENCE, WITH A CURVE TO THE LEFT (RADIUS 102.54 FEET) NORTHWESTERLY A DISTANCE OF 79.73 FEET; THENCE, WITH A CURVE TO THE RIGHT (RADIUS 57.32 FEET) NORTHWESTERLY A DISTANCE OF 55.28 FEET; THENCE, NORTH 44 DEGREES 435 MINUTES WEST, 836.78 FEET; THENCE, WITH A CURVE TO THE LEFT (RADIUS 62.73 FEET) SOUTHWESTERLY A DISTANCE OF 126.18 FEET; THENCE, WITH A CURVE TO THE RIGHT (RADIUS 164.85 FEET) SOUTHWESTERLY A DISTANCE OF 115.09 FEET; THENCE, SOUTH 60 DEGREES 00 MINUTES WEST, 295.00 FEET TO A POINT IN THE COMMON LINE BETWEEN TRACTS 3 AND 4 AND BEING SOUTH 46 DEGREES 11 MINUTES 19 SECONDS EAST, 26.03 FEET FROM THE EASTERLY LINE OF PARCEL 267, TAX MAP 127 AS MEASURED ALONG THE COMMON LINE BETWEEN TRACTS 3 AND 4.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BOBBY KEPHART AND WIFE, THELMA KEPHART BY WARRANTY DEED FROM GEORGE M. MILLER, EXECUTOR & TESTAMENTARY TRUSTEE IF THE ESTATE OF JEANETTE F CARLSON, DECEASED OF RECORD IN BOOK 8847, PAGE 643 REGISTER'S OFFICE FOR DAVIDSON COUNTY , TENNESSEE, DATED JANUARY 6, 1993 AND RECORDED ON JANUARY 25, 1993. (VALUE OR CONSIDERATION AS SHOWN IN AFOREMENTIONED DEED $35,500.00.) BEING ALSO KNOWN AS 8029 QUAIL CREEK ROAD NASHVILLE, TN 37221.

BEING THE SAME PROPERTY CONVEYED TO BOBBY KEPHART AND WIFE, THELMA KEPHART BY QUITCLAIM DEED FROM BOBBY KEPHART AND WIFE, THELMA KEPHART OF RECORD IN BOOK 10152, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 8, 1996 AND RECORDED ON AUGUST 9, 1996. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $0.00.) BEING ALSO KNOWN AS 8029 QUAIL CREEK ROAD NASHVILLE, TENNESSEE 37221. (AS TO TRACT 3)

BEING THE SAME PROPERTY CONVEYED TO BOBBY KEPHART AND WIFE, THELMA KEPHART BY QUITCLAIM DEED FROM BOBBY KEPHART AND WIFE, THELMA KEPHART OF RECORD IN BOOK 10152, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 8, 1996 AND RECORDED ON AUGUST 9, 1996. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $0.00.) BEING ALSO KNOWN AS 8029 QUAIL CREEK ROAD NASHVILLE, TENNESSEE 37221. (AS TO TRACT 4)

BEING THE SAME PROPERTY CONVEYED TO BOBBY KEPHART AND WIFE, THELMA KEPHART BY QUITCLAIM DEED FROM BOBBY KEPHART AND WIFE, THELMA KEPHART OF RECORD IN BOOK 10152, PAGE 145, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 8, 1996 AND RECORDED ON AUGUST 9, 1996. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $0.00.) BEING ALSO KNOWN AS 8029 QUAIL CREEK ROAD NASHVILLE, TENNESSEE 37221. (AS TO TRACT 1)

THE SAID THELMA KEPHART HAVING SINCE DIED INTESTATE ON SEPTEMBER 4TH, 2005, LEAVING THE SAID BOBBY KEPHART AS SURVIVING TENANT BY THE ENTIRETY.

THE SAID BOBBY KEPHART HAVING SINCE DIED INTESTATE ON JUNE 30TH, 2019, LEAVING SAID PROPERTIES TO CHILDREN, NATALIE Y. RANSFORD, JENNIFER N. SELLERS, AND DANIEL L. KEPHART AS HIS HEIRS AT LAW PER AFFIDAVIT OF HEIRSHIP OF RECORD IN INTRUMENT NUMBER 20200409-0037782, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY WAS NEVER THE MARITAL NOR PRIMARY RESIDENCE OF JENNIFER N. SELLERS.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is improved property known as: **8029 Quail Creek Road, Nashville, Tennessee 37221**

Witness our hands this the 9 day of July, 2020.

JENNIFER N. SELLERS

DANIEL L. KEPHART

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER N. SELLERS,** the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 day of July, 2020.

Notary Public

My Commission Expires: 03/07/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DANIEL L. KEPHART,** the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 day of July, 2020.

Notary Public

My Commission Expires: 03/07/2023