STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this Transfer is $ 0

Karen Scott
AFFIANT

Subscribed and sworn to before me
This 24th day of September, 2020.

Howard M. Skipworth
NOTARY PUBLIC

My Commission expires:

Karen Johnson Davidson County
Batch# 484033 **DEEDQC**
09/28/2020 10:00:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200928-0111035

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

This instrument was prepared upon information furnished by the parties by:
HOWARD M. SKIPWORTH & ASSOCIATES
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Highway
Post Office Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550
EMAIL: hmskiplaw@comcast.net

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLAUDE E. WAIR Jr. P. O. BOX 246 WHITES CREEK, TN 37189-0246	Same	MAP: 31 PARCEL: 27

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, Claude E. Wair Jr., a single person, for and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, along with other intangible guarantees, the receipt of which are hereby acknowledged, reserving unto himself an estate for life, have bargained and sold, and does hereby remise, release and forever quitclaim unto Karren L. Scott, her heirs, successors and assigns, subject however to the estate for life hereby expressly reserved to Claude E. Wair, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

See attached Exhibit "A" for description

BEING the property conveyed to Claude E. Ware Jr., by deed of record in Deed Book 10730, Page 117, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4758 Lickton Pike, Whites Creek, TN 37189.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 24th day of September, 2020.

Claude E Wair Jr
CLAUDE E. WAIR Jr., Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Claude E. Wair Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Whites Creek, Tennessee, this 24th day of September, 2020.

Howard M. Skipworth
NOTARY PUBLIC

My Commission expires:_____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

NOTE TO REGISTER:
Upon recording, please return
the recorded instrument to
Howard M. Skipworth
P.O. Box 489
Joelton, TN 37080

EXHIBIT "A"

LAND IN THE TENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE REMAINING PROPERTY OF EMMA HARPER KELLER AS OF RECORD IN DEED BOOK 2346, PAGE 637, REGISTERS OFFICE DAVIDSON COUNTY, TENNESSEE. DESCRIBED AS FOLLOWS:

BEGINNING at an iron pipe on the western margin of Lickton Pike. Said point being the southeast corner of this the remaining property; thence leaving said road margin N. 84 deg. 00' 34" W. 536.68 feet to an iron pipe at a fence corner; thence with fence line N. 04 deg. 44' 46" E. 409.17 feet to an iron rod in a fence line; thence S. 83 deg. 02' 20" E. 105.23 feet to a point; thence S. 68 deg. 09' 06" E. 177.10 feet to an iron rod in a fence line; thence with fence line S. 01 deg. 55' 20" E. 144.11 feet to an iron pipe at a fence corner; thence with fence line S. 81 deg. 58' 28" E. 283.58 feet to an iron rod on the western margin of Lickton Pike; thence with western margin of Lickton Pike S. 19 deg. 44' 58" W. 93.59 feet to a point; thence continuing with western margin of Lickton Pike S. 11 deg. 26' 41" W. 115.71 feet to the point of beginning containing 3.85 acres, more or Less.