Karen Johnson Davidson County
Batch# 491558 DEEDQC
10/07/2020 12:52:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201007-0116472

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Susan A. Basham 4005 Harding Place Nashville, Tennessee 37215	Morgan Family Investments 1615 9th Avenue SW Olympia, WA 98503-5217	Map 86, Parcels 49, 222 and 223

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, LLP, Richard A. Johnson, Esq. 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Susan A. Basham
Affiant

MICHAEL BENOIT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 1st day of October, 2020.

NOTARY PUBLIC
My Commission Expires: September 6, 2022

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, Susan A. Basham, Personal Representative of the Estate of William Dodson Akin, ("Grantor") by these presents, does hereby quitclaim and convey unto Susan A. Basham ("Grantee"), her heirs and assigns, all of her right, title and interest, in and to the following described land in Davidson County, Tennessee:

Parcel 222:
Being a part of lands inherited from the Estate of Mrs. William Curd Dodson, of record at Will Book 108, Page 266, Probate Clerk's Office for Davidson County; being Parcel No. 222 on Tax Map No. 86 in the Tax Records of Davidson County, TN, said parcel being bounded on three sides by Old Hickory Blvd., the railroad right-of-way and Dodson Chapel Road; and containing 1.83 acres, more or less.

Parcel 223:
Being a part of lands inherited from the Estate of Mr. W. C. Dodson, of record at Will Book 60, Page 66, said Probate Clerk's Office; being a small parcel left over after a Right-of-Way Deed for Highway Purposes, of record at Book 5054, Page 537, Register's Office for Davidson County, Tennessee; being Parcel No. 223 on Tax Map No. 86 in the Tax Records of Davidson County, TN, said parcel being bounded on three sides by Old

Hickory Blvd., the railroad right-of-way and Dodson Chapel Road and containing 0.38 acres, more or less.

Parcel 49:
Being a part of lands inherited from the Estate of Mrs. William Curd Dodson, of record at Will Book 108, Page 266, said Probate Clerk's Office; being Parcel No. 49 on Tax Map No. 86 in the Tax records of Davidson County, Tennessee, said parcel being bounded on two sides by Old Hickory Blvd. and Dodson Chapel Road and containing 1.35 acres, more or less.

This real property consists of three small parcels left over after a Right-of-Way Deed for Highway Purposes of record at Book 5054, Page 537, said Register's Office and other property had been transferred out of the lands of W. C. (Mr. William Curd) Dodson and Hattie May (Mrs. William Curd) Dodson. This is unimproved land.

Tracts 222, 223 and 49 being the same property conveyed to Betty Dodson Morgan, as to an undivided 50% interest, Susan A. Basham as to an undivided 25% interest and William D. Akin, as to an undivided 25% interest, as tenants-in-common, by deed from Harold Edwin Stanford, Jr. and Susan A. Basham, Executrix of the Estate of Sara Dodson Stanford, of record as Instrument No. 20020206-0016742, said Register's Office, the said William D. Akin having since died. Per documents filed in Probate Case No. 19P723, Susan A. Basham was appointed as Personal Representative. By Affidavits of Heirship, of record as Instrument Nos. 20190830-0088023 and 20190830-0088036, said Register's Office, Susan A. Basham is the only heir of William D. Akin.

This is unimproved property located on Dodson Chapel Road, Hermitage, Tennessee 37076.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of October, 2020.

Susan A. Basham

Susan A. Basham, Personal Representative of the Estate of William Dodson Akin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan A. Basham, Personal Representative of the Estate of William Dodson Akin, 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 within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of October, 2020.

NOTARY PUBLIC

My Commission Expires: My Commission Expires September 6, 2022

