Karen Johnson Davidson County
Batch# 491558 DEEDQC
10/07/2020 12:52:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201007-0116474

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Susan A. Basham 4005 Harding Place Nashville, Tennessee 37215	(same)	Map 98, Parcels 61 and 195

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 G. 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: 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:

Parcels 61 and 195:
Land located in the 4th Civil District of Davidson County, Tennessee, being Tract No. 2 on a survey by John M. Sullivan, Engineer, dated June 17, 1972, and described according to said survey as follows:

Beginning at an iron pin in the southerly margin of John Hagar Road and thence S 4° 40' east 1180 feet to a point; thence S 89° 26' east 630.3 feet to a point; thence with a fence N 17° 03' west 300 feet to a point; thence N 16° 03' west 197 feet to a point; thence N 44° 25' west 200 feet to a point; thence N 47° 44' west 170 feet to a point; thence N 46° 40' west 130 feet to a point; thence N 2° 20' east 418 feet to a point in the southerly margin of John Hagar Road; thence westerly with said margin of said road S 79° 59' west 238.5 feet to the beginning and containing 11.3 acres, more or less.

Being the same property conveyed to William D. Akin, by deed from Bill H. Mason and wife, Helen M. Mason, of record in Book 5585, page 852, Register's Office for said County, the William D. Akin having since died. A portion of the property (Parcel 195) was transferred and later re-conveyed to William D. Akin by deed of record as Instrument No. 20050112-0004554, 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 property known as 5345 John Hagar 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

MICHAEL BENOIT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY