This Instrument Was Prepared By:
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Karen Johnson Davidson County
Batch# 536286 DEEDQC
12/17/2020 08:59:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201217-0149189

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Lisa N. Hailey and Aaron K Benson 5016 Seymour Hollow Road Whites Creek, TN 37189	Same	030-00-0-261.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LISA NICOLE HAILEY ("Grantor"), by these presents, transfers and conveys unto AARON K. BENSON and LISA NICOLE HAILEY, husband and wife (collectively, "Grantee"), their successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

BEING located in the 14th Civil District, Davidson County, Tennessee. on the south side of Seymour Hollow Road, and being a portion of the property of record in Instrument Number 20060814-0099694, Register's Office for Davidson County, Tennessee.

BEGINNING at an iron rod in the south margin of Seymour Hollow Road, same being the northeast corner of Tract # 3 of the Hopkins property (5.64 acres as per survey of same date) and the northwest corner of this tract also being North 81 degrees 06 minutes 29 seconds East 842.26 feet from an 14-inch walnut tree in the east boundary of Jason K. Forrest (IN #20030312-0033005, RODCT) as you measure along said margin; thence with said margin North 81 degrees 06 minutes 29 seconds East 120.00 feet to an iron rod in said margin; thence leaving road with line of Tract #1 of the Hopkins property (5.25 acres as per survey of same date) South 17 degrees 00 minutes 10 seconds East 418.58 feet to an iron rod; thence South 26 degrees 53 minutes 04 seconds East 321.44 feet to an iron rod; thence with the line of Martha Swah (IN #20000425-0040962, RODCT) South 51 degrees 30 minutes 00 seconds West 255.00 feet to an iron road at a fallen post; thence with the line of Martha Swah (IN #20020619-0074092, RODCT) South 50 degrees 23 minutes 23 seconds West 11.98 feet to an iron rod; thence North 88 degrees 21 minutes 08 seconds West 206.07 feet to an iron road at a beech stump; thence with line of said Tract #3 North 01 degree 57 minutes 40 seconds East 822.18 feet to the point of beginning containing 5.01 acres, more or less, by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Ford Road, Hartsville, Tennessee, 37074, dated September 27, 2007.

BEING the same property conveyed to LISA NICOLE HAILEY, by deed from WILLARD R. NANCE, JR., AND HOLLY A. NANCE, of record in Instrument No. 20150914-0092818, dated September 11, 2015, said Register's Office.

The Subject Property is conveyed to Grantee, their successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

IN WITNESS WHEREOF, I have hereunto set my signature to be effective as of December 4, 2020.

GRANTOR:

LISA NICOLE HAILEY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, Nanette Hoover, a Notary Public of said County and State, personally appeared LISA NICOLE HAILEY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 4th day of December, 2020.

Notary Public

My Commission Expires: 9-25-2024

Nanette Hoover
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A), no transfer tax is due for this conveyance.

LISA NICOLE HAILEY

Sworn to and subscribed before me, this 4th day of December, 2020.

Notary Public

My Commission Expires: 9/25/2024

Nanette Hoover
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER