QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-

Bobby N Prior
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 4 day of Jan. 2020 2021

NOTARY PUBLIC
My Commission Expires: 03/04/2024

TERRY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 544836 DEEDQC
01/04/2021 03:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210104-0000957

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
BOBBY N. PRIOR 132 Scenic View Drive Old Hickory, Tennessee 37138	New Owner	043 08 0 / 009.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by our Father, BOBBY N. PRIOR, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **KATHERINE M. BAXTER**, and, **RODGER D. PRIOR**, Heirs at law of **Loretta L. Prior,** the GRANTORS herein, by these presents do transfer, QuitClaim and convey all our right title and interest unto:

BOBBY N. PRIOR, the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in the Fourth Civil District of Davidson County, Tennessee, being Tract No 6 on the unrecorded plan of H.A. Youngblood's Subdivision, described according to a map made by Cantrell, Connell and Morrison Surveyors, May 1954 as follows:

Beginning at a point in the Southwesterly margin of Scenic Drive at the Southeasterly corner of the Morgan Hurt property; thence along the margin of said Drive, South 47 ° 47' East 70.2 feet to a point, the common corner of Tracts Nos. 5 and 6; thence with the line between said two tracts, South 42° 13' West 135 feet to the point in the Northeasterly line of Tract No. 7; thence with the line between Tracts Nos. 6 and 7 of said Hurt property; thence with his line, North 43° 01' East 135 feet to the point of beginning.

Being all the same property conveyed to Loretta L. Prior by deed from Bobby N. Prior of record in Book 10098, page 323, Register's Office for Davidson County, Tennessee. The Said Loretta L. Prior having died, intestate on 11/23/2020 leaving Katherine M. Baxter, Rodger D. Prior, and Bobby N. Prior as her sole heirs at law as shown by Affidavit of heirship filed as Instrument # 202101040000956, R.O.D.C., TN.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2021, ~~Deed of Trust of Record at Book, ____ Page ___ Restrictions~~,

This is improved property known as: 132 Scenic View ~~Drive~~ Rd., Old Hickory, TN 37138.

Grantors herein make oath that: the property conveyed herein is not their primary residence, nor the residence of their respective spouse or any dependant, and this conveyance is not made to defeat the rights of any third party.

Sworn to and Witness our hands this 28th day of Dec, 2020

Katherine M. Baxter
KATHERINE M. BAXTER

RODGER D. PRIOR

STATE OF GA
COUNTY OF Cobb

Personally appeared before me, S. Logsdon, a Notary Public in and for said County and State, the within named RODGER D. PRIOR the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Sworn to and Witness my hand and official seal this 28 day of Dec, 2020.

S. Logsdon
NOTARY PUBLIC

My Commission Expires: 10/02/2022

S. LOGSDON NOTARY PUBLIC GEORGIA COBB COUNTY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named KATHERINE M. BAXTER the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 4th day of Jan, 2021.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Anisha Lala the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Anisha Lala
NOTARY PUBLIC

My Commission Expires: 07-09-22

ANISHA LALA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com