Karen Johnson Davidson County
Batch# 548200 DEEDQC
01/06/2021 01:19:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210106-0002748

THIS INSTRUMENT PREPARED BY: Jeffrey Mobley, atty. Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Waldron Lawrence McKeithan Affiant Subscribed and sworn to before me, this 23rd day of December, 2020. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Waldron Lawrence McKeithan and/or Florence H. McKeithan, Trustees 4416 Beekman Drive Nashville, Tennessee 37215	SAME	Davidson County: 116 12 0 037.00 Williamson County: 117 012.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Florence H. McKeithan**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Waldron Lawrence McKeithan and/or Florence H. McKeithan, Trustees of the Florence & Waldron McKeithan Living Trust,** established by the Revocable Trust Agreement of Waldron Lawrence McKeithan and Florence H. McKeithan dated September 4, 2020, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 23rd day of December, 2020.

Florence H. McKeithan

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 Florence H. McKeithan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of December, 2020.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Notary Public

EXHIBIT A

Legal Descriptions

Davidson County:
116 12 0 037.00

Land lying in the Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 10 of Block "E" on the Map of Woodmont Lane Homesites as of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 10 fronts 110 feet on the westerly side of Woodmont Lane and runs back 135.1 feet on the northerly line and 140.4 feet on the southerly line, to a deadline, measuring 71.9 feet thereon.

Being the same property conveyed to Florence H. McKeithan by deed from Jeffrey Mobley, as Successor Trustee of the Mary H. Hendrickson Revocable Living Trust Agreement dated September 14, 1998, and as Administrator of the Estate of Mary H. Hendrickson, deceased, being duly administered in Davidson County, Tennessee, Docket Number 03P-1460, of record as Instrument No. 20150112-0003114, Register's Office for Davidson County, Tennessee.

This is improved property known as 3719 Woodmont Lane, Nashville, Tennessee 37215.

Williamson County:
117 012.00

A parcel of land that lies wholly within the Tenth Civil District of Williamson County, Tennessee, and is bound in general on the north by Jennette and Puryear, on the south by Hood, on the east by U. S. Highway 431 (Lewisburg Pike) and on the west by Puryear.

Beginning in the west margin of U. S. Highway 431 (Lewisburg Pike) at Hood's Northeast corner as described in Deed Book 94, page 86, Register's Office of Williamson County, Tennessee, thence with said west margin N 3° 45' W, 548.0 feet to an iron post; thence with the following three new lines, S 81° 45' W, 643.3 feet to a post; thence with an interior fence line of Jennette S 74° W, 381.3 feet to an iron post; thence N 20° 30' W, 186.5 feet to an iron post in Puryear's south fence line; thence with his south fence line S 49° 35' W, 1012.4 feet to an interior corner of Puryear; thence with his east fence line S 6° 10' W, 743 feet to Hood's north 1ine; thence with his north line with the following eight calls which follow generally along the existing fence line, N 70° 5' E, 400 feet , N 65° 20' E, 200 feet , N 60° 50' E, 730.3 feet, N 73° 30' E, 300 feet, N 74° 30' E, 212 feet to a hedge tree, N 8° 10' W, 65 feet, N 83° 5' E, 79 feet and N 71° E, 192.4 fee t to the point

Being the same property in which a one-half (1/2) undivided interest each was conveyed to Mary Harris Hendrickson and Florence E. Hendrickson by deed from Gerald Jennette, single, of record in Book 190, page 10, Register's Office of Williamson County, Tennessee.

This conveyance is subject to a 50 ft. wide permanent easement or right of way along the following described portion of the northerly boundary of the hereinabove described tract in order to provide a means of ingress to and egress from property lying to the west of the above described tract owned by grantor, Mary Harris Hendrickson and her son, Joe Robert Hendrickson, Jr., as described in Book 581, page 235, ROWC, Tennessee, and property on the east of the above described tract also owned by said parties as described in Book 464, page 971, said Register's Office; said easement or right of way hereby being expressly reserved for the benefit of said owners of the aforesaid property on the west, their heirs and assigns; said easement being more particularly described as follows:

Commencing at a point in the westerly boundary of Hendrickson, et al. (See Book 464, page 971, ROWC, Tennessee) in the southerly boundary of Puryear; thence with the southerly boundary of Puryear S 49° 35' W 1012.4 feet more or less to the easterly boundary of Hendrickson, et al. (See Book 581, page 235 , ROWC, Tennessee) thence with the easterly boundary of Hendrickson, et al. (Book 581, page 235) S 6° 10' W 50 feet to a point; thence N 49° 35' E to the westerly boundary of Hendrickson, et al. (Book 464, page 971); thence with said westerly boundary of Hendrickson, et al. N 20° 30' W. 50 feet to the point of beginning.

Being the same property conveyed to Florence E. Hendrickson McKeithan by deed from Mary Harris Hendrickson, of record in Book 1065, page 266, Register's Office for Williamson County, Tennessee.

Florence H. McKeithan and Florence E. Hendrickson McKeithan are one and the same person.

This is unimproved property known as Harpeth-Peytonsville Road, Franklin, Williamson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

