This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, & NOE, PLLC
102 Boyd Street, P.O. Box 82
Ashland City, TN 37015

Patsy DeLemos, et al

TO: Patsy DeLemos
4162 Sweethome Rd
Ashland City, TN 37015

MAP & PARCEL: 050-118.00

SEND TAX BILLS TO: SAME

Karen Johnson Davidson County
Batch# 572517 DEEDQC
02/11/2021 08:48:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210211-0019501

QUITCLAIM DEED

Whereas, as evidenced by deed dated December 21, 1983, of record at Book 6214, page 978, Register's Office of Davidson County, Tennessee, Dennis R. DeLemos purchased the real property described in said deed;

Whereas, said deed vested the property in "Dennis R. DeLemos, Trustee with full power to transfer, convey, mortgage, and encumber without the joinder of any beneficiary;"

Whereas, Dennis R. DeLemos died February 27, 2019, and by order of the Probate Court of Cheatham County, Tennessee, Probate File No. P-2940, filed of record at Instrument No. 20210211-0019499, Register's Office of Davidson County, Tennessee, the Court found said property to be vested in Dennis R. DeLemos individually in fee simple and directed that the parties hereto execute a quitclaim deed to Patsy DeLemos;

Whereas, pursuant to the Last Will and Testament of Dennis R. DeLemos of record at Instrument No. 20210211-0019500, Register's Office of Davidson County, Tennessee, title in all his real property vested in his wife, Patsy DeLemos.

Now, therefore, in obeyance to the aforesaid Order, we, Patsy DeLemos, as Executrix of the Estate of Dennis R. DeLemos, Rachel DeLemos Giuffrida, Joseph DeLemos, and Samuel DeLemos, as the children of Dennis R. DeLemos, do hereby quitclaim and convey unto Patsy DeLemos, individually, the below described property in fee simple:

> A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:
> To reach the beginning from an iron pin set in the southeasterly boundary line of a tract of land conveyed to J. D. Southerland by deed as of record in Book 2702, page 70, Register's Office for Davidson County, Tennessee, and also being the southwest corner of a tract of land conveyed to C. W. Cone, et ux, by deed as of record in Book 1847, page 522, said Register's Office, proceed: N 10° 46' 51" E 1125.85 feet to an iron pin; thence N 80° 42' 15" W 487.28 feet to an iron pin; thence, N 33° 51' 47" W 629.60 feet to an iron pin, the

point of beginning; thence, N 33° 51' 47" W 325.72 feet to an iron pin; thence, N 63° 11' 52" W 218.00 feet to an iron pin; thence, N 59° 56' 18" E 989.99 feet to a point in the center of a 50' private drive; thence, S 18° 57' 07" E 85.00 feet; thence, with a 778.15 foot radius curve to the left 149.54 feet, said curve has a chord bearing and distance of S 24° 27' 26" E 149.31 feet; thence, S 29° 57' 45" E 275.22 feet; thence, leaving said drive S 59° 54' 54" W 817.79 feet to the point of beginning and containing 10.01 acres, more or less

This is unimproved real property lying on Brick Church Pike in Davidson County, Tennessee, and it is not the marital residence of any persons herein.

This conveyance is made subject to such liens, encumbrances, restrictions or other matters as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 2 day of January, ~~2020.~~ 2021

Patsy DeLemos. Executrix of the Estate of Dennis R. DeLemos

Rachel DeLemos Giuffrida

Joseph DeLemos

Samuel DeLemos

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Patsy DeLemos, Executrix of the Estate of Dennis R. DeLemos**, the within named 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, at office this the 2nd day of January, ~~2020.~~ 2021

MARY K. FREEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/25/2024
DICKSON COUNTY

NOTARY PUBLIC

My Commission Expires: 02/25/2024

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Rachel DeLemos Giuffrida**, the within named 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, at office this the 2nd day of January, 2020. 2021

MARY K. FREEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/25/2024
DICKSON COUNTY

NOTARY PUBLIC

My Commission Expires: 02/25/2024

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Joseph DeLemos**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 2nd day of January, ~~2020~~. 2021

Mary K Freeman
NOTARY PUBLIC

My Commission Expires: 02/25/2024

MARY K. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/25/2024 DICKSON COUNTY

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Samuel DeLemos**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 2nd day of January, ~~2020~~. 2021

Mary K Freeman
NOTARY PUBLIC

My Commission Expires: _____

MARY K. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/25/2024 DICKSON COUNTY

STATE OF Tennessee
COUNTY OF Cheatham

The actual consideration for this transfer is $0.00.

Heather Kelly, agent for grantee
Grantee/Affiant

SWORN TO AND SUBSCRIBED before me this the 8 day of February, 2020.

Jamie A. Folk
NOTARY PUBLIC

My Commission Expires: 8-23-2022

JAMIE A. FOLK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS INSTRUMENT AND THUS NO OPINION, ADVICE, OR WARRANTY AS TO THE STATUS OF TITLE IS MADE BY THE PREPARER.