This Form furnished by:
ATTORNEY LAURA S. BLUM

FROM:
SCHREE SCHNELL HILL

TO:
DEANDRE EDMONDSON

Karen Johnson Davidson County
Batch# 581031 DEEDQC
03/01/2021 03:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210301-0025898

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
DeAndre Edmondson 1080 Luxborough Drive Hendersonville, TN 37075	SAME	Map/Parcel Numbers 022-00-0-046-00 and 022-00-0-047-00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Circuit Court for Sumner County, Tennessee, Docket No.831-2019-CV-425**

DEANDRE EDMONDSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st, DAY OF February, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-8-21
(AFFIX SEAL)

DANIELLE S. HENDRICKSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

This Instrument Prepared By:

LAURA S. BLUM, ATTORNEY
Rogers, Kamm & Shea
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, **SCHREE SCHNELL HILL**, do hereby quitclaim to **DEANDRE JERMAINE EDMONDSON**, all my marital interest, if any, in said real property in Whites Creek, Davidson County, Tennessee as described below:

LEGAL DESCRIPTION:

Tract 1: Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by G&G Engineering Co., June 23, 1967, as follows: Beginning at a point approximately 1.8 miles east of Joelton, Tennessee on Claylick Road, this point being a spike in the center of Claylick Road; thence north 0 degrees 54' east 428 feet along a fence to a point; thence north 76 degrees 17' east 364 feet along a fence to a point, the two previous calls along the C.L. Wheeler property; thence north 15 degrees 19' west 280 feet to a point; thence north 6 degrees 02' east 191 feet to a point thence north 21 degrees 26' west 400 feet to a point; thence north 18 degrees 08' west 180 feet to a point thence north 23 degrees 03' west 485 feet to a point; thence north 22 degrees 10' west 240 feet to a point; thence north 28 degrees 10' west 668 feet to a point; thence south 58 degrees 24' west 1319 feet to a point – the previous eight calls are all long fence lines bounding Cordell Piper property; thence south 1 degree 14' west 2085 feet along the fence bounding D.A. Harris property to a point; thence north 89 degrees 59' east 1662.6 feet across open wooded land, crossing Claylick Road, this line bounds the Albert Adcock property to the point of beginning, containing 96.4 acres, more or less.

Included in the above description but expressly excluded therefrom is the following described property granted to the State of Tennessee by Final Judgment in State of Tennessee, Petitioner, vs. Mildred Colley et al, Defendants, No. B-6904, of record in Book 4581, page 129, Register's Office for Davidson County, Tennessee.

Tennessee, Petitioner, vs. Mildred Colley et al, Defendants, No. B-6904, of record in Book 4581, page 129, Register's Office for Davidson County, Tennessee.

Beginning at a point in the center of Claylick Road said point being Charles L. Wheeler's southwest corner; thence with said center of road westwardly 1810 feet more or less to D.A. Harris southeast corner; thence with Harris' east boundary line north 5 degrees 10 minutes east 755 feet more or less to a point 350 feet northerly from the center line of proposed north bound lane of I-24; thence south 59 degrees 57 minutes 50 seconds east 208 feet more or less; thence north 82 degrees 53 minutes 08 seconds east 823.82 feet to a point which is 300 feet northerly from the center line station 245 + 50 of proposed north bound land of I-24; thence south 82 degrees 00 minutes 37 seconds east 404.41 feet; thence south 53 degrees 27 minutes 43 seconds east 420 feet more to Charles Wheeler's west boundary line; thence with said boundary line southwardly 285 feet more or less to the point of beginning and containing 18.85 acres.

Tract II: Land in Davidson County, Tennessee, being Parcel 47 and particularly described as follows according to a survey by C.E. Greek, Surveyor:

Beginning at a point, this point being opposite station 257 + 50 Northbound lane I-24-

9 (2) 32 right of way of Davidson County, these plans on file with the Tennessee Department of Transportation; thence along the I-24 right of way line North 53 degrees 28' West 430 feet + or – to a point, this being the Southeast corner of the Mildred Colley property; thence in a Northerly direction 134 feet + or – along a fence line bounded by the Mildred Collet property to a fence corner; thence in an easerly direction 364 feet + or – along a fence line bounded by the Mildred Colley property to a point in the center of a creek; thence in a Southeasterly direction 535 feet + or – along the center of a creek bounded by the Cordell B. Piper property to a point in the I-24 right of way; thence in a Southeasterly direction 70 feet + or – along the I-24 right of way to a point; thence northerly 46 degrees 9' West 225 feet + or – along the I-24 right of way to a point; this being the point of beginning and containing 3.38 acres more or less.

Included in the above description is a parcel of land purchased as a permanent drainage easement by the Tennessee Department of Transportation and recorded in Book 4515, Page 922, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Schree Hill by Warranty Deed from W.T. Clinard and Wife, Jessie B. Clinard, of record in Book 20160906, Page 0093592, Register's Office for Davidson County, Tennessee, dated August 30, 2016 and recorded on September 6, 2016.

This conveyance is subject to the terms and conditions of FINAL DECREE OF DIVORCE entered by the Circuit Court of Sumner County, TN on January 20, 2021 as recorded on February 11, 2021 in Instrument No. 20210211-0019494 Davidson County Register's Office.

This is improved real property, known as: **2628 Claylick Road, Whites Creek, Tennessee**

IN WITNESS WHEREOF I have hereunto set my hand on this the 3rd day of February, 2021.

SCHREE SCHNELL HILL

STATE OF TENNESSEE }
COUNTY OF Sumner }

Personally appeared before me, Sandra Garrett, a Notary Public in and for said County and State, the within named, **SCHREE SCHNELL HILL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Gallatin, Tennessee, Sumner County, on this the 3rd day of February, 2021.

Sandra Garrett
NOTARY PUBLIC

S. GARRETT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 5.20.2024.
DATE

Tennessee Certification of Electronic Document

I, Ethan R. Page (Signer's Name), 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.

TN BPR # 34380

Ethan R. Page (Signature)

State of Tennessee

County of Davidson

Personally appeared before me, Jessica Stanford (Notary's Name), a notary public for this county and state, Ethan R. Page (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica Stanford (Notary's Signature)

MY COMMISSION EXPIRES: 01-06-2025

JESSICA STANFORD NOTARY'S SEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-6-2025

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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