Karen Johnson Davidson County
Batch# 582292 DEEDQC
03/02/2021 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210302-0026897

Prepared by: Lauren W. Safley, Attorney, BATSON NOLAN PLC, 121 South Third Street, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Pursuant to Tenn. Code Ann. § 66-24-121(a), the legal description is the same as in the previous deed of record.

HILLARY ALTAQI,
EXECUTOR OF THE ESTATE OF
FORREST FURMAN EVANS

TO: Quitclaim Deed

HILLARY ALTAQI, ET AL

THIS QUITCLAIM DEED OF REALTY, executed as of the 12th day of February, 2021, by Grantor, **HILLARY ALTAQI, EXECUTOR of the ESTATE of FORREST FURMAN EVANS,** to Grantees, **HILLARY ALTAQI and GARRETT F. EVANS,**

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantees, as tenants in common, all of Grantors' right, title and interest, in and to certain realty situated in Davidson and Cheatham Counties, State of Tennessee, more fully described as follows:

Beginning at a pile of rocks in the head of a hollow in Ruben Biggs' N. line; thence E. 84 poles to a stone or stake, Biggs' corner; thence N. with old Rucker line 87 poles to a black oak in the Bigg hollow; thence down the hollow in the branch, N. 63 ½ degrees W. 25-12/25 poles to a slippery elm near a bluff, and at the tum of said hollow; thence, leaving the hollow and over the bluff, N. 88 ½ degrees W. 36- 3/5 poles to a beech in a hollow; thence up the hollow with its meanders as follows: S. 34 ½ degrees W.12 poles; S. 23 degrees W. 8 poles; S. 17 degrees E. 8 poles; S 22 ½ degrees E. 22 poles; S. 10 poles; S. 16 ½ degrees W. 10 poles; S. 27 ½ degrees W. 16 poles; S. 38 ½ degrees W. 20 poles; S. 6 degrees W. 4 poles to the beginning containing 40 acres more or less. (a small portion of said land is in Davidson County).

And further described by the adjoining deeds to wit; beginning at a point 586 feet N. 20 degrees E. of the center of Biota Trail (B. 102 P. 39 R.O.C.C.) thence; west to a point 240 feet from the center of Biota Trail (B. 103 P. 396 R.O.C.C.) thence down center of the hollow with its meanders to the confluence of a small hollow (B. 93 P. 107 R.O.C.C.); thence continuing down the hollow with its meanders to the above mentioned beech; thence leaving the hollow and over the bluff to a point in the center of Bigg branch and up the branch and generally with the calls (B. 103 P. 43 R.O.C.C. and B. 3221 P. 454 R.O.D.C.) North 80 degrees E. 66 feet; south 47 degrees 19 minutes east 99.1 feet; south 66 degrees east 369.6 feet; to a point, Biggs' corner, supposed to be 2 poles below Ruben Biggs' fish pond (B. 5921 P. 680 R.O.D.C.) and north 47 ½ degrees west 53 poles from a stake opposite the mouth of a hollow, Biggs' north east corner, (B. 1560 P. 249 R.O.D.C.); thence southerly to a set stone thence westerly to the point of beginning.

Also included in this conveyance is a road and right of way 50 feet wide running from the tract of land herein described to the county road known as Biota Trail. An easement for ingress and egress 50 feet wide centered along the existing driveway and along the left branch at the turn-a-round; to allow free and unobstructed passage, for utilities both above and below ground, with the right to construct and maintain an entry and driveway in a normal and attractive manner for a residence. The owner reserves the right to maintain a 4-wire barbwire fence no closer than 12.5 feet from the centerline of the driveway on either side.

This being the same property conveyed to Grantee, Forrest F. Evans, from Grantor, Nelle D. Evans, by Warranty Deed, dated March 18, 1996, recorded in Deed Book 384, page 875, in the Register's Office of Cheatham County, Tennessee, and recorded in Book 9984, Page 817, in the Register's Office of Davidson County, Tennessee. Forrest F. Evans died on April 19, 2020, leaving a Last Will and Testament in which his daughter, Hillary Altaqi, was appointed as Executor of his Estate. Reference is hereby made to Petition to Probate filed in Cheatham County Chancery County on July 24, 2020, Case Number: P-3240. Additionally, Forrest F. Evans' Last Will and Testament is of record in Will Book 18, Page 113 of the Register's Office of Cheatham County. Pursuant to the terms of such Will, the above described real property was vested equally in Hillary Altaqi and Garrett F. Evans.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

Hillary Altaqi
HILLARY ALTAQI, EXECUTOR
GRANTOR

STATE OF ~~OHIO~~ TENNESSEE)
)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, HILLARY ALTAQI, Executor of the Estate of Forrest F. Evans, the within named grantor, 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 and seal at office this 12th day of February, 2021.

Lauren W. Safley
Notary Public
My Commission Expires: 09/13/2022

Property Owners Name
And Mailing Address:
Hillary Altaqi
302 Springcrest Drive
Akron, Ohio 44333

Garrett F. Evans
301 J L Thompson Lane
Clarksville, TN 37040

Person or Entity Responsible for
Payment of Property Taxes:
Hillary Altaqi
302 Springcrest Drive
Akron, Ohio 44333

LAUREN W. SAFLEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Address:
0 Ridge Road
Joelton, Tennessee 37080

Map and Parcel No.
028-00-0-123.00

STATE OF TENNESSEE, MONTGOMERY COUNTY

The actual consideration given for this conveyance is $0.00.

Hillary Altaqi
AFFIANT

Subscribed and sworn to before me this the 12th day of February 2021.

Lauren W. Safley
NOTARY PUBLIC

My Commission Expires: 09/13/2022

LAUREN W. SAFLEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Matthew J. Ellis, 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.

Matthew J. Ellis
Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Martha J. Ogle, a notary public for this county and state, Matthew J. Ellis, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-10-2021
Notary Seal

