Karen Johnson Davidson County
Batch# 698998 DEEDQC
08/17/2021 01:43:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210817-0111269

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Foothills Title Services, Inc.
121 Station Drive
Maryville, TN 37804
File #: KNX2021076014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Bobby Darrell Denson 3033 Lakeshore Dr Old Hickory, TN 37138	SAME	044 01 0 004.00, 044 01 0 005.00, 044 01 0 006.00, and 044 01 0 007.00

QUIT CLAIM DEED

THIS INDENTURE, made this 5th day of August, 2021 between **BOBBY DARRELL DENSON, TRUSTEE OF THE BOBBY DARRELL DENSON LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF BOBBY DARRELL DENSON DATED FEBRUARY 14, 2020,** residents of Davidson County, Tennessee (collectively "Grantor") and **BOBBY DARRELL DENSON**, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, Grantor's **one-half (1/2)** right, title, and interest in and to the following described premises, to-wit:

Tract No. 1:

BEING Lot Nos. 17 and 18 on the Plan of Scenic View Subdivision in the Fourth Civil District of Davidson County, Tennessee, according to an unrecorded plan prepared by W. W. Turner Company, Engineers, on August 20, 1948, but not of record; said Lots being more particularly described as follows:

STARTING with a concrete monument at the south end of the return at the southwest corner of the intersection of Hadley Bend Road and Hickerson Street and running thence the following courses and distances: South 43 degrees 49 minutes West along the Westerly margin of Hickerson Street 173 feet to an iron pin located at the northeast corner of the Lot No. 19; thence in a northwesterly direction along the common line between Lots 18 and 19 for a distance 303.4 feet to an iron pin located in a dead line; thence in a northeasterly direction along the rear of Lots 9 and 10 for a distance of 197.3 feet to an iron pin located in the southerly margin of Hadley Bend Road; thence South 46 degrees 37 minutes East along the southerly margin of Hadley Bend Road 284.4 feet to a concrete monument; thence around a curve to the right, said curve having a radius of 25 feet a distance of 39.5 feet to a concrete monument, and the point of beginning.

Lots Nos. 17 and 18 are subject to and/or reserving one 10 feet wide public utility easement running parallel with and adjacent to the rear of said lots.

Tract No. 2:

BEING Lot No. 19 on the Plan of Scenic View Subdivision in the Fourth Civil District of Davidson County, Tennessee, according to an unrecorded plan prepared by W. W. Turner Company, Engineers, on August 20, 1948, but not of record, said lot being more specifically described as follows:

STARTING with an iron pin located on a common line between Lot Nos. 18 and 19 in the westerly margin of Hickerson Street and running thence the following courses and distances; South 43 degrees 49 minutes West along

the westerly margin of Hickerson Street 95 feet to an iron pin located at the northeast corner of Lot No. 20; thence, in a northwesterly direction along the common line between Lot Nos. 19 and 20 a distance of 300.2 feet to an iron pin located in a dead line; thence in a northeasterly direction along the rear of Lot No. 19 a distance of 95.5 feet to an iron pin located on the common line between Lot Nos. 18 and 19; thence in a southeasterly direction along the common line between Lot Nos. 18 and 19 a distance of 303.4 feet to an iron pin and the point of beginning.

Lot No. 19 is subject to and/or reserving one 10 feet wide public utility easement running parallel with and adjacent to the rear of said lot.

Tract No. 3:

LAND in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 20 on the unrecorded map of the subdivision of Scenic View, described as follows:

BEGINNING at a point in the northwesterly margin of Hickerson Street, at the corner of Lot Nos. 20 and 21; thence with the line between said lots, northwesterly 297 feet to a point; thence northeasterly 100.5 feet to a corner of Lot No. 19; thence with the line between Lot Nos. 19 and 20, southeasterly 300.2 feet to the northwesterly margin of Hickerson Street; thence with the margin of the same, southwesterly 100 feet to the point of beginning.

This property is conveyed subject to (1) restrictions contained in deed from Nashville Industrial Corporation of Randall Phillips and wife, dated December 9, 1959, filed for record February 4, 1960, in Book 2999, page 80, Register's Office for Davidson County, Tennessee; and (2) the unrecorded plan shows an owner's certificate, a 30-foot set-back line from Hickerson Street and a 10-foot easement for public utilities along the westerly rear line of the lot.

BEING the same property conveyed to Alice Lee Brown for life, remainder to Frances B. Denson and Anna B. Alexander, each owning a one-half (1/2) undivided interest, by Quitclaim Deed dated December 5, 1988, of record in Book 7724, Page 757, in the Register's Office for Davidson County, Tennessee.

The said Alice Lee Brown having died on September 11, 1994, terminating the life estate.

The said Frances Brown Denson died December 30, 1999, her one-half (1/2) undivided interest having been devised and conveyed to her surviving spouse, Bobby Darrell Denson a/k/a Darrell Denson and Anna B. Alexander, a one-half (1/2) undivided interest, by Quitclaim Deed of record in Instrument No. 20000330-0031845, in the Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Anna Brown Alexander and spouse, Owen Alexander, and their daughter, Leanne A. Savage, consisting of a one-half (1/2) undivided interest, by Quitclaim Deed dated December 18, 2006, of record in Instrument No. 200702020013742, in the Register's Office for Davidson County, Tennessee.

The said Anna Brown Alexander having died on August 23, 2017, leaving Owen Alexander, and Leanne A. Savage as the surviving joint tenants with right of survivorship of their one-half (1/2) undivided interest.

ALSO BEING the same property conveyed to Bobby Darrell Denson, Trustee of the Bobby Darrell Denson Living Trust, established by the Revocable Trust Agreement of Bobby Darrell Denson dated February 14, 2020 , as to a one-half (1/2) interest, by Quitclaim Deed dated February 14, 2020, of record in Instrument No. 202002180017913, in the Register's Office for Davidson County, Tennessee.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

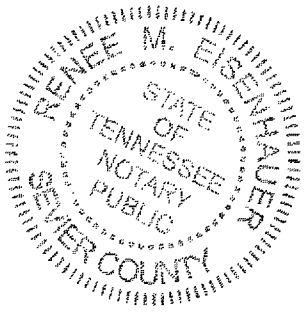
Bobby Darrell Denson, Trustee of the Bobby Darrell Denson Living Trust, established by the Revocable Trust Agreement of Bobby Darrell Denson dated February 14, 2020

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sevier

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Bobby Darrell Denson, Trustee of the Bobby Darrell Denson Living Trust, established by the Revocable Trust Agreement of Bobby Darrell Denson dated February 14, 2020**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 5th day of August, 2021.

Notary Public
My Commission Expires: 3/1/23



I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$ 0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 13th day of August, 2021.

Notary Public
My commission expires: 8/26/24

LISA M. DENNIS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF BLOUNT

Tennessee Certification of Electronic Document

I, Elaine L. Herndon, 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 documents executed and authenticated according to law on August 5, 2021 (date of document).

Elaine L. Herndon

Affiant Signature

August 13, 2021

Date

STATE OF TENNESSEE
COUNTY OF BLOUNT

Sworn to and subscribed before me this 13th day of August, 2021.

Lisa M. Dennis

Notary's Signature

My Commission Expires: 8/26/24

Notary's Seal:

