Karen Johnson Davidson County
Batch# 701366 DEEDQC
08/19/2021 02:00:30 PM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20210819-0112516

FROM: MARY GAIL JONES

TO: RUEL B. JONES, TRUSTEE, OF THE RUEL B. JONES REVOCABLE LIVING TRUST AGREEMENT, U/A/D MAY 15, 2019

# QUITCLAIM DEED

**ADDRESS NEW OWNER AS FOLLOWS:** **SEND TAX BILLS TO:** **MAP-PARCEL NUMBERS**

**Ruel B. Jones, Trustee**
**515 Tanksley Avenue**
**Nashville, TN 37211**

**New Owner- Same**

**Map 173-00-0**
**Parcel 187.00**

This instrument prepared by:

Larry D. Craig, Attorney at Law
P. O. Box 774
Kingston Springs, TN 37082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $300,000.00.

Ruel B Jones, Affiant

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

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7-09-2023

---

**I, Mary Gail Jones, a widow and unmarried person,** hereafter the Grantor, does hereby quitclaim **unto Ruel B. Jones, Trustee, of the Ruel B. Jones Revocable Living Trust Agreement U/A/D May 15, 2019, and his Successor Trustee(s),** hereafter the Grantee, all of her interest held as to the following unimproved tract or parcel of land situated in Davidson County, Tennessee, being more fully described as follows, to wit:

**See Exhibit "A" Written Legal Description with Appended Survey Drawing Attached Hereto and Incorporated by Reference Herein.**

Being the same property last conveyed to Mary Gail Jones by Quitclaim Deed from Sherry D. Pike, devisee and Co-Trustee of record in Instrument No. 20051121-0140597, Register's Office for Davidson County, Tennessee; and by Executor's Deed from Robert Cothern, Executor, unto Mary Gail Jones and Leonard Thurston Jones, of record in Book 10330, Page 123, said Register's Office. Additional sources of title are reflected within said Exhibit "A" hereto.

Mary Gail Jones and Leonard Thurston Jones were lawfully married on May 29, 1964. Leonard Thurston Jones died on September 11, 1997, survived by his wife, Mary Gail Jones and was the surviving tenant by the entirety.

2021 Metropolitan Government taxes, a lien, not yet due and payable, have this day been prorated at closing, and the Grantee shall be responsible for payment of the entire tax bill when such billing becomes available.

This quitclaim deed is given and made: subject to all matters set forth on the survey by Robert J. Morris, R.L.S. No. 748, dated February 25, 1998, including the above described and depicted thirty (30') foot wide existing gravel driveway from the public way crossing the subject tract, non-exclusive in nature, for utilities, ingress and egress serving the tract being quitclaimed and to serve the adjacent tract of land of Don Cameron III, lying north and east of the of 12.15 acre premises tract, and the depicted power line crossing the tract, to also serve said adjacent tract; subject to the rights of others to utilize the said thirty (30') foot gravel driveway for ingress and egress to reach that certain cemetery situated upon the Don Cameron III tract and for future burials; subject to the right of way of Old Hickory Blvd.; subject to the flow of any creeks, streams or branches which across the subject property; and subject to all other restrictions and easements of record.

This is an unimproved tract of land commonly known as 14660 Old Hickory Blvd., Antioch, Davidson County, Tennessee 37013.

Witness my hand on this the 13th day of August, 2021.

Mary Gail Jones
MARY GAIL JONES

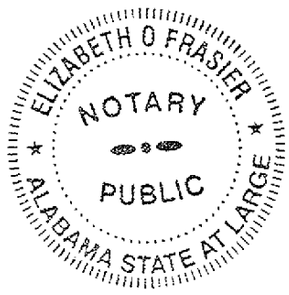
STATE OF ALABAMA
COUNTY OF MORGAN

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, the within named Mary Gail Jones, a widow and unmarried person, the 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 as her free act and deed.

Witness my hand and official seal at Decatur, Alabama on this 13th day of August, 2021.

Elizabeth O. Frasier
NOTARY PUBLIC

My commission expires: 10/18/25



# Exhibit "A" Written Legal Description and Appended Survey Drawing

Land lying in the 31st Councilmanic District and the Fifth Civil District of Davidson County, Tennessee, and being a portion of the Emma Spillman Cothern farm as evidenced in Deed Book 1558, Page 599, R.O.D.C. and described according to a survey by Robert J. Morris, R.L.S. No. 748 dated February 25, 1995, as follows:

Beginning at an iron pin set at the common corner of the herein described tract and the Larry Dwain Mullins tract as evidenced in Deed Book 8271, page 837, and the North right of way of Old Hickory Boulevard; thence running with a fence line nineteen (19) calls as follows: South 85, degrees 06 minutes 35 seconds West for a distance of 290.76 feet to a fence post corner; thence North 35 degrees 14 minutes 07 seconds West for a distance of 22.92 feet to a point; thence North 55 degrees 43 minutes 56 seconds West for a distance of 42.32 feet to a point; thence North 57 degrees 10 minutes 12 seconds West for a distance of 82.04 feet to a point; thence North 58 degrees 38 minutes 36 seconds West for a distance of 151.89 feet to a point; thence North 52 degrees 55 minutes 59 seconds West for a distance of 40.79 feet to a point; thence North 45 degrees 06 minutes 22 seconds West for a distance of 31.95 feet to a point; thence North 36 degrees 59 minutes 47 seconds West for a distance of 58.92 feet to a point; thence North 41 degrees 41 minutes 30 seconds West for a distance of 29.68 feet to appoint; thence North 50 degrees 05 minutes 48 seconds West for a distance of 19.54 feet to a point; thence North 40 degrees 29 minutes 03 seconds West for a distance of 30.72 feet to a point; thence North 37 degrees 13 minutes 57 seconds West for a distance of 44.69 feet to a point; thence North 19 degrees 44 minutes 53 seconds West for a distance of 118.25 feet to a point; thence North 08 degrees 37 minutes 55 seconds West for a distance of 67.88 feet to a point; thence North 13 degrees 33 minutes 10 seconds West for a distance of 27.21 feet to a point; thence North 51 degrees 39 minutes 11 seconds West for a distance of 72.28 feet to a point; thence North 27 degrees 10 minutes 02 seconds West for a distance of 45.25 feet to a point; thence North 18 degrees 23 minutes 24 seconds West for a distance of 23.05 feet to a point; thence North 37 degrees 37 minutes 50 seconds West for a distance of 25.63 feet to an iron pin set; thence leaving the fence line, North 72 degrees 36 minutes 31 seconds East for a distance of 766.02 feet to an iron pin set; thence South 13 degrees 53 minutes 56 seconds East for a distance of 878.05 feet to an iron pin set in the North right of way of Old Hickory Boulevard; thence running with the North right of way of Old Hickory Boulevard and with a curve to the left having a radius of 430.68 feet and an arc length of 85.26 feet, being subtended by a chord of South 63 degrees 34 minutes 56 seconds West for a distance of 85.12 feet to the point of beginning. Said property contains 12.15 acres more or less.

Included in the above described 12.15 acre tract is a thirty (30) foot wide easement reserved for utilities and ingress and egress to the remaining portion of the Emma Spillman Cothern farm as evidenced in Deed Book 1558, Page 599, R.O.D.C., Tennessee said easement runs with the center of an existing gravel driveway and lies fifteen (15) feet either side of the center line that is described more particularly as follows:

Beginning at a point in the South boundary line of said 12.15 acres tract and in the center of said gravel driveway 59.86 feet, South 65 degrees 16 minutes 05 seconds West of the southeast corner of the 12.15 acre tract and in the North right of way of Old Hickory Boulevard; thence North 25 degrees 23 minutes 36 seconds West for a distance of 76.05 feet to a point; thence North 25 degrees 38 minutes 21 seconds West for a distance of 69.87 feet to a point; thence North 26 degrees 10 minutes 38 seconds West for a distance of 71.79 feet to a point; thence North 25 degrees 11 minutes 13 seconds West for a distance of 188.97 feet to a point; thence North 19 degrees 59 minutes 05 seconds West for a distance of 40.22 feet to a point; thence North 09 degrees 22 minutes 53 seconds West for a distance of 31.56 feet to a point; thence North 05 degrees 03 minutes 10 seconds West for a distance of 36.16 feet to a point; thence North 01 degrees 19 minutes 55 seconds West for a distance of 51.94 feet to a point; thence North 05 degrees 45 minutes 32 seconds West for a distance of 34.97 feet to a point; thence North 12 degrees 02 minutes 54 seconds West for a distance of 42.55 feet to a point; thence North 19 degrees 11 minutes 58 seconds West for a distance of 62.33 feet to a point; thence North 21 degrees 40 minutes 18 seconds West for a distance of 65.77 feet to a point; thence North 22 degrees 53 minutes 56 seconds West for a distance of 75.47 feet to a point; thence North 25 degrees 35 minutes 53 seconds West for a distance of 45.62 feet to the North boundary line of the 12.15 acre tract.

Being part of the same property conveyed to Mrs. Emma Spillman Cothern by Deed from Posey Rose Scott and husband, William Kyle Scott, of record in Book 1558, Page 599, Register's Office for Davidson County, Tennessee.

Said Emma Spillman Cothern became deceased on December 7, 1993, leaving Last Will and Testament filed for Probate in Docket No. 94P-60, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, she devised her property to her children: Robert Cothern, a 75% interest, Bertha Russell, a 12.5% interest, and Mary Gail Jones, a 12.5% interest. Affidavit of Inheritance of record in Book 992, Page 603, said register's office.

Being part of the same property conveyed to Robert Cothern by Quitclaim Deed from Bertha Russell of record in Book 10289, Page 799, Register's Office for Davidson County, Tennessee, dated December 9, 1996.

Being part of the same property conveyed to Mary Gail Jones and Leonard Thurston Jones, as to a 12.5% interest, by Executor's Deed from Robert Cothern, Executor of the Estate of Emma Cothern, deceased, of record in Book 10330, Page 123, Register's Office for Davidson County, Tennessee. Leonard Thurston Jones became deceased on September 11, 1997 leaving Mary Gail Jones as surviving spouse by and through tenants by the entirety.

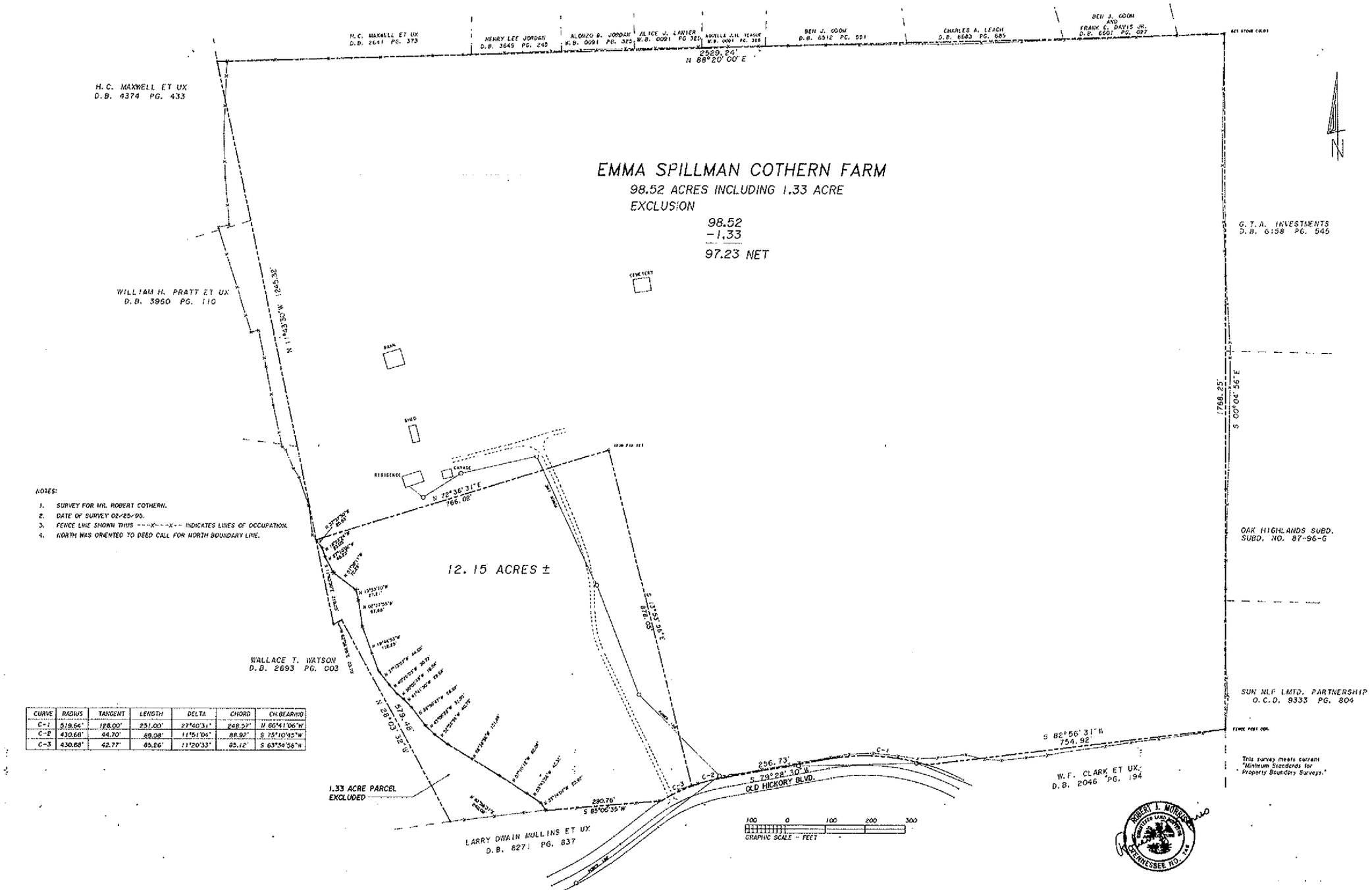
Being part of the same property conveyed to The Robert D. Cothern Revocable Living Trust through Robert D. Cothern, Trustee, by Quitclaim Deed from Robert D. Cothern, recorded as Instrument No. 20030212-0019266, Register's Office for Davidson County, Tennessee.

Sherry D. Pike was named Co-Trustee of The Robert D. Cothern Revocable Living Trust. Summary of Trust of record in Instrument No. 20030212-0019312, said register's office.

Said Robert Cothern became deceased on October 10, 2004, leaving Last Will and Testament filed for Probate in Docket No. 05P1118, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Sherry Diane Pike is named as devisee.

Being the same property conveyed to Mary Gail Jones by Quitclaim Deed from Sherry D. Pike, devisee under the Will of Robert Cothern, deceased, and as Co-Trustee of The Robert D. Cothern Revocable Living Trust of record in Instrument No. 20051121-0140597 Register's Office for Davidson County, Tennessee, dated August 24, 2005 and recorded on November 21, 2005.

20210819011251 6




| CURVE | RADIUS | TANGENT | LENGTH | DELTA | CHORD | CH.BEARING |
|---|---|---|---|---|---|---|
| C-1 | 519.66' | 128.00' | 251.00' | 27°40'31" | 248.57' | N 86°41'06"W |
| C-2 | 430.68' | 44.70' | 89.08' | 11°51'04" | 88.92' | S 75°10'45"W |
| C-3 | 430.68' | 42.77' | 85.26' | 11°20'33" | 85.12' | S 63°36'56"W |

NOTES:

1. SURVEY FOR MR. ROBERT COTHERN.
2. DATE OF SURVEY 02/25/95.
3. FENCE LINE SHOWN THUS ---X---X--- INDICATES LINES OF OCCUPATION.
4. NORTH WAS ORIENTED TO DEED CALL FOR NORTH BOUNDARY LINE.

# Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/13/21.

Affiant Signature

8/16/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/16/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON