MAP 112; PARCEL NO: 001.00

Recording Information

Karen Johnson Davidson County
Batch# 701474 **DEEDQC**
08/20/2021 08:33:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00

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This Instrument Prepared by:

Laurie A. Parker
Hartzog & Silva, PLLC
123 Fifth Avenue North
Franklin, TN 37064

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
Same	Ms. Regina Ann Knight 1891 Highway 70 Kingston Springs, TN 37082 Ms. Rhonda Kay Segrest 4126 Gourley Road Pegram, TN 37143	

QUITCLAIM DEED

THIS INSTRUMENT IS MADE AND ENTERED INTO on this the 24th day of July, 2021, by and between **REGINA ANN KNIGHT and RHONDA KAY SEGREST, Co-Successor Trustees of The Dorothy Jennette Irrevocable Trust Dated January 10, 2018,** hereinafter referred to as Parties of the First Part", and **REGINA ANN KNIGHT and RHONDA KAY SEGREST,** as tenants in common, hereinafter referred to as "Parties of the Second Part";

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars ($10), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Parties of the First Part convey and quitclaim unto the Parties of Second Part, their successors and assigns, all their right, title and interest in the following described real estate, to-wit:

Land in Ninth Civil District of Davidson County, Tennessee, and described as follows: beginning in the center of new Gourley Road, J. H. Nash's southeast corner, cedar tree pointer; thence westwardly with the center of Gourley Road 46 poles to Air and Lord's line; thence due North 47 poles 5 feet with Air and Lord's line to a rock pile corner; thence with Air and Lord's line due East 48 poles to a rock pile with beech pointers; thence South 3 degrees West 60 poles to the beginning; having included in the aforedescribed description all out-conveyances heretobefore made from said tract of land, including, but not limited to, that certain tract of land more particularly described in Book 5201, Page 535, Register's Office for Davidson County, Tennessee, to which record reference is hereby made.

Being the same property conveyed to Dorothy Jennette, Trustee of The Dorothy Jennette Irrevocable Trust Dated January 10, 2018, by a Quitclaim Deed of record as Instrument Number 20180123-0006610, Register's Office for Davidson County, Tennessee. The said Dorothy Jennette having died testate in Davidson County on August 2, 2020.

Expressly reserved, set aside and created by this instrument is that certain private cemetery hereafter to be known as the "Jennette Family Cemetery", together with ingress and egress to the public way which is more particularly described as follows: beginning at a new iron rod which is located the following calls from the Southeast corner of the larger tract of which this is a part: North 04 degrees 31 minutes 07 seconds West 154.08 feet, North 05 degrees 35 minutes 39 seconds East 162.63 feet to the point of beginning; thence from said point of beginning and on new lines the following calls: North 84 degrees 59 minutes 04 seconds West 62.73 feet to a new iron road, North 97 degrees 41 minutes 35 seconds East 228.21 feet to a new iron rod, South 83 degrees 22 minutes 03 seconds East 51.92 feet to a new iron rod, South 04 degrees 58 minutes 25 seconds West 226.50 feet to the point of beginning and containing 0.29 acres.

In order to access the heretofore described Jennette Family Cemetery is a new fifteen foot wide ingress/egress non-exclusive easement described as follows: beginning at the Southeast corner of the larger tract of which this is a part; thence on lines the following calls: North 04 degrees 31 minutes 07 seconds West 154.08 feet, North 05 degrees 35 minutes 39 seconds West 163.80 feet, South 04 degrees 31 minutes 07 seconds East 146.38 feet to a point in the North margin of Gourley Road; thence with said margin South 63 degrees 28 minutes 10 seconds East 17.50 feet to the point of beginning.

The Jennette Family Cemetery, a private cemetery, heretobefore an unnamed existing cemetery, now set out with a metes and bounds description and access to the public way, shall be for the burial use of the following names persons, their spouses, their heirs and those other persons as may be permitted to be buried in said cemetery, to-wit: Charles Jennette, Manuel Jennette, Billie Jean Davis, Anna May Allen, Alice Owens, Tony Jennette, Betty Ann Bagsby and Timmy Jennette.

This is improved property known as 4126 Gourley Road, Pegram, Tennessee.

IN TESTIMONY WHEREOF, Parties of the First Part have hereunto set their signatures, this the 26 day of July, 2021.

Regina Ann Knight

REGINA ANN KNIGHT, Successor Co-Trustee of The Dorothy Jennette Irrevocable Trust Dated January 10, 2018

Rhonda Kay Segrest

RHONDA KAY SEGREST, Successor Co-Trustee of The Dorothy Jennette Irrevocable Trust Dated January 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **REGINA ANN KNIGHT**, with whom I am personally acquainted (who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Co-Trustee of **The Dorothy Jennette Irrevocable Trust Dated January 10, 2018**, the within named bargainor, and that she as such Successor Co-Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal, at office in Franklin, Tennessee, this the 26th day of July, 2021.

My Commission Expires: 2/26/2022.

DENISE L. COLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **RHONDA KAY SEGREST**, with whom I am personally acquainted (who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Co-Trustee of **The Dorothy Jennette Irrevocable Trust Dated January 10, 2018**, the within named bargainor, and that she as such Successor Co-Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal, at office in Franklin, Tennessee, this the 26th day of July, 2021.

My Commission Expires: 2/26/2022.

DENISE L. COLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is None.

Regina Ann Knight
Affiant

SWORN TO and subscribed before me on this the 26th day of July, 2021.

My Commission Expires: 2/26/2022.

DENISE L. COLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public