Karen Johnson Davidson County
Batch# 731830 DEEDQC
10/08/2021 10:18:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211008-0135448

This Instrument Prepared By:
John M. McDonald
Evans, Jones & Reynolds, P.C.
SunTrust Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
Tif Greening Attn.: John McDonald 401 Commerce St., Ste. 710 Nashville, TN 37219	Tif Greening Attn.: John McDonald 401 Commerce St., Ste. 710 Nashville, TN 37219	Map: 42-10 Parcel: 40.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Gillian Bryant**, as Grantor, by these presents does hereby quitclaim and convey unto **Tif Greening**, as Grantee, all of Grantor's interest in and to that certain tract or parcel of land in Davidson County, Tennessee known as 101 Rhine Drive Madison, TN 37115, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Sherry Heights, Section II, as of record in Book 2331, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

INCLUDED in the above description, but not EXCLUDED from this conveyance is property taken by the State of Tennessee, for the purpose of widening the road, by Judgment of record in Book 4254, Page 364, Register's Office for Davidson County, Tennessee, described as follows:

Being part of Lot No. 11 of Sherry Heights, Section 2, of record in Book 2331, Page 69, Register's Office, Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Northeast corner of said Lot No. 11 and runs southerly with the east line of said Lot 88 feet to a point; thence north 66 deg. 30 min. West, 133 feet to a point; thence with the East margin of Thine Drive north 68 feet to a point; thence with said margin and the margin of Old Hickory Boulevard with a curve to the right 35 feet to a point; thence with South margin of Old Hickory Boulevard easterly 100 feet to the point of beginning, containing 0.26 acres, more or less.

Being the same property conveyed to Joanne Keyes by William H. Petty, Jr., and by his wife Cinda Petty (for purposes of conveying Cinda's marital rights), by deed dated December 9, 1993 and of record in Book 9184, page 454 in the Register of Deeds Office for Davidson County, Tennessee. The said Joanne Keyes died intestate, unmarried and without any issue. Joanne Keyes had two siblings, Gillian Bryant, and a second sibling, who predeceased Joanne Keyes but left a son, Willard Hooks. Accordingly, Joanne Keyes' interest in said property vested upon her death one-half in the decedent's sister, Gillian Bryant, and one-half in the decedent's nephew, Willard Hooks.

WITNESS my hand this 30th day of ~~September~~ August, 2021.

Gillian Bryant
Gillian Bryant

STATE OF TX)
COUNTY OF Travis)

Personally appeared before me, Sorgean Rodriguez, a Notary Public in and for said State and County, **Gillian Bryant**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of ~~September~~ August, 2021.

Sorgean Rodriguez
Notary Public
STATE OF TEXAS
ID#131969315
My Comm. Exp. Apr. 8, 2023

Notary Public

My Commission Expires: 04-08-2023

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STATE OF TX)
COUNTY OF Travis)

I hereby swear or affirm that the actual consideration of this transfer is $0.00.

Gillian Bryant
Gillian Bryant

Subscribed and sworn to before me, this 30th day of ~~September~~ August, 2021.

Notary Public

My Commission Expires: 04-08-2023

1183300.002.sm.Quitclaim Deed

Sorgean Rodriguez
Notary Public
STATE OF TEXAS
ID#131969315
My Comm. Exp. Apr. 8, 2023