Prepared By:

Dalen Farmer
Attorney at Law
120 East Main Street
Suite 250
Murfreesboro Tennessee 37130

After Recording Return To:

Dalen Farmer
Attorney at Law
120 East Main Street
Murfreesboro Tennessee 37130

Karen Johnson Davidson County
Batch# 767301 **DEEDQC**
12/03/2021 10:54:57 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20211203-0160551

Space Above This Line for Recorder's Use

NOTICE: Tax bills may be sent to the following address:

NEW OWNER: George F Kersey Jr
7079 Red Apple Road
Antioch TN 37013

TENNESSEE EXECUTOR QUIT CLAIM DEED
(Map No. 183; Parcel # 13.00)

KNOW ALL BY THESE PRESENTS, that, pursuant to the Last Will and Testament of Mary O Kersey, dated September 1, 2010, for and in consideration of the sum of Zero Dollars US ($0.00), and other good and valuable consideration paid in hand, GEORGE F KERSEY JR, as Executor for the Estate of Mary O Kersey, Deceased, (herein, "Grantor"), does hereby remise, release and forever quitclaim to GEORGE F KERSEY JR, an individual resident of Antioch, Tennessee (herein, "Grantee"),

all of Grantor's rights, title, interest, and claim in or to the following described improved real property, located at 13181 Old Hickory Boulevard, Antioch (Davidson County), Tennessee 37013, found in **Map No. 183; Parcel # 13.00**, and as more fully described in Exhibit A, which is attached hereto and incorporated herein by reference, to wit:

[SEE ATTACHED EXHIBIT A]

This conveyance is subject to any and all existing easements and restrictive covenants of record.

Signed by Grantor, acknowledged by Grantee, on this 29th day of November 2021.

GRANTOR:

George F. Kersey Jr. Executor

ESTATE OF MARY O KERSEY,
GEORGE F KERSEY JR, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that the Grantor, George F Kersey Jr, Executor of the Estate of Mary O Kersey, known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he has executed the same voluntarily on this date.

Given under my hand this 29th day of November 2021.

Dalen Farmer, Notary Public

My Commission Expires: 05-23-2023

ACKNOWLEDGED:

George F. Kersey

George F Kersey Jr, Grantee

DALEN FARMER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-23-2023

OATH OF CONSIDERATION

RE: Improved Real Property at 13181 Old Hickory Boulevard, Antioch TN 37013.

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or true value, whichever is greater, for this transfer is Zero Dollars US ($0.00).

FURTHER the Affiant sayeth not.

George F Kersey Jr, Exec of Mary O Kersey

George F Kersey Jr, Executor for the Estate of Mary O Kersey, Affiant

11-29-2021
DATE

DALEN FARMER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-23-2023

Subscribed and sworn before me, this 29th day of November 2021.

MY COMMISSION EXPIRES: 05-23-2023

Dalen Farmer, Notary Public

ACKNOWLEDGED:

George F Kersey Jr, Grantee

11-29-2021
DATE

EXHIBIT A

Land in the 5th, formerly the 6th, Civil District of said County, described according to a survey made by George W. Watkins, Surveyor, June 27, 1953, as follows:

Beginning at a railroad spike in the center of Old Hickory Boulevard at the north-east corner of Tract No. 2 decreed to W. G. Burkitt by decree of Chancery Court of Nashville, of record in Minnte Book 23, page 304, of said Court; thence with a fence in the northerly boundary line of a lane, north 89° 30' east 296 feet to a post and iron pin in the western boundary line of the property conveyed to Taylor; thence with said line north 1° 45' east 634.5 feet to a cross cut in a rock in a creek bed, said point being in the southern boundary line of the property conveyed to Jones; thence with said line north 89° west 374.5 feet to a railroad spike in the center of said Boulevard; thence with the center of said Boulevard south 5° 15' east 649 feet to the beginning, containing 4.90 acres, more or less. Being part of the property conveyed to W.G. Burkitt by Lillie Johnson Turner et al., by deed dated August 26, 1953, filed October 28, 1953, and recorded in Book 2202, page 112, Register's Office for said County.