Karen Johnson Davidson County
Batch# 777979 DEEDQC
12/22/2021 09:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211222-0168902

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Nancy B Nelms

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2021.

Patricia Nicholls

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-1002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nancy B. Nelms	New Owner	Map 121, Parcel 146
(NAME) 311 Bowwood Drive	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

E. KEITH USELTON, AS SUCCESSOR TRUSTEE OF THE BARRETT JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D MAY 30, 1996, AND AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF RACHEL S. BARRETT AND WILLIAM KENNETH NELMS, III, INDIVIDUALLY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NANCY B. NELMS, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the County of Davidson, State of Tennessee, described as follows, to-wit:

TRACT NO. 1 of the survey referenced herein: Land located in the Second Councilmanic District of Davidson County, Tennessee, beginning at a point in the South margin of Couchville Pike, said point of beginning being located 25 feet from the centerline and being the Northwest corner of the herein described tract and being the Northeast corner on the James Haley property of record in Book 5058, Page 717, Register's Office for Davidson County, Tennessee; thence with the South margin of Couchville Pike North 89 degrees 14 minutes 31 seconds East 99.45 feet to a point; thence North 82 degrees 35 minutes 43 seconds East 39.81 feet to a point, said point being the Northeast corner of the herein described tract; thence leaving Couchville Pike and running with the dividing line between Tract 1 and 2 South 13 degrees 06 minutes 40 seconds east 1600.06 feet to a point in the center of a twenty foot wide alley, said point being the Southeast corner of the herein described tract and also being the Southwest corner of Tract No. 2 and also being a point in the North property line of the Richard Joe Casey property of record in Book 8129, Page 980, Register's Office for Davidson County, Tennessee; thence with the centerline of said alley and the North line of Casey South 76 degrees 18 minutes 17 seconds West 164.63 feet to a point, said point being the Southwest corner of the herein described tract and also being the Southeast corner of the Walter L. Baggett (Eva Baggett Scott) property of record in Book 4876, Page 185, Register's Office for Davidson County, Tennessee; thence with the fence line and the East property line of Baggett (Scott) North 13 degrees 56 minutes 32 seconds West 784.20 feet to an iron pin in a

fence corner, said pin being the Northeast corner of the Baggett (Scott) property and also being the Southeast corner of the James Haley property of record in Book 5058, Page 717, Register's Office for Davidson County, Tennessee; thence continuing with the fence line and Haley's East property line North 13 degrees 03 minutes 22 seconds West 344.69 feet to a point; thence North 08 degrees 38 minutes 48 seconds West 499.69 feet to the point of beginning, containing 6.20 acres, more or less, as surveyed by J. Bruce Rainey, R. L. S. Tennessee No. 823, Bruce Rainey & Associates, 116 Maple Row Boulevard, Hendersonville, Tennessee 37075, and according to his survey dated May 7, 1992, Job No: 920177.

Included but specifically excluded in the above described tract is the following property:

PARCEL 1- Beginning at a point on the existing south margin of Couchville Pike, said point being 30.00 feet right of proposed centerline station 193+42.20; thence with said existing margin (1) with a curve left and easterly 135 feet more or less, (2) southerly 12 feet more or less; thence with the west boundary of the Duke-Weeks Realty L. P. property (Tract 23) south 07 degrees 48 minutes 39 seconds West 323 feet more or less; thence with the proposed southeast margin of the controlled access of State Route 255 southwesterly 252 feet more or less; thence with the southeast boundary of the James Haley and wife property (Tract 21) (1) North 07 degrees 51 minutes 46 seconds East 40 feet more or less, (2) North 12 degrees 16 minutes 24 seconds East 492.65 feet to the point of beginning.

The above described property is hereby condemned in fee simple, and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed, and the lien for property taxes against the same is to be removed as provided for in Section 67-5-203 Tennessee Code Annotated.

PARCEL 2 - Beginning at a point on the west boundary of the Duke Weeks Realty, L. P. property (Tract 23), said point being 82.19 feet right of proposed centerline station 58+40.94 (Relocated Reynolds Road); thence with the proposed south margin of Relocated Reynolds Road (1) south 77 degrees 01 minutes 31 seconds West 122.77 feet, (2) South 75 degrees 21 minutes 31 seconds West 66.14 feet; thence with the east boundary of the James Haley and wife property (Tract 21) North 07 degrees 51 minutes 46 seconds East 155 feet more or less; thence with the proposed southeast margin of the controlled access of State Route 255 northeasterly 252 feet more or less; thence with the west boundary of the Duke-Weeks Realty, L. P. property (Tract 23) South 07 degrees 48 minutes 39 seconds West 262 feet more or less to the point of beginning.

The above described property is hereby condemned in fee simple, and the lien for property taxes against the same is to be removed as provided for in Section 67-5-203, Tennessee Code Annotated.

Being the same property conveyed to Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett, Trustees U/A/D May 30, 1996, of the Barrett Joint Revocable Living Trust Agreement by Quitclaim Deed from M. L. Barrett and wife, Rachel S. Barrett, Individually, of record in Book 10103, Page 437, dated June 19, 1996, see also Deed a record in Book 8642, Page 266, Registers Office for Davidson County, Tennessee.

This is improved property, known as 2541 Couchville Pike, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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

Witness our hands this 21st day of November, 2021.

Barrett Joint Revocable Living Trust

BY: _____
E. Keith Uselton, Successor Trustee

Estate of Rachel S. Barrett

BY: _____
E. Keith Uselton, Personal Representative

_____
William Kenneth Nelms, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared E. Keith Uselton, Successor Trustee of the Barrett Joint Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Successor Trustee, of the Barrett Joint Revocable Living Trust, and that he as such Successor Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of E. Keith Uselton, as Successor Trustee.

Witness my hand and official seal this 21st day of November, 2021.

My commission expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared E. Keith Uselton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Personal Representative for the Estate of Rachel S. Barrett the within named bargainer, and that he as such Personal Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of November, 2021.

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Kenneth Nelms, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of November, 2021.

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Debbie Lester, 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 December 21, 2021.

(AFFIANT) – Debbie Lester

December 21, 2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me December 21, 2021.

My commission expires: 10/2/23

Notary Public

