Karen Johnson Davidson County
Batch# 777979 DEEDQC
12/22/2021 09:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211222-0168909

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 DECEMBER, 2021.

Patricia Nicholls

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE 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 136, Parcel 78
(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:

Tract No. 1: Land in the Civil District of Davidson County, Tennessee, more specifically described as follows:

Beginning at a point 25 feet East of a railroad spike in the center line of pavement of Anderson Road, being in Northwest corner of the R. L. Henley property, a distance of 291.2 feet in the direction South 86 degrees East to a stake; thence North 8 degrees East at a distance of 111.5 feet to a stake; thence South 86 degrees East a distance of 1081.0 feet to a stake; thence North 2 degrees East a distance of 847 feet to a stake; thence North 86 degrees West a distance of 1321.3 feet to a stake in the Easterly margin of Anderson Road; thence following said Easterly margin of Anderson Road a distance of 345.6 feet to a stake; thence South 5 degrees 50 feet West a distance of 482.2 feet on the Easterly margin of Anderson Road to a stake; thence still following the Easterly margin of Anderson Road to a stake South 2 degrees 40 feet West a distance of 115.5 feet to the point of origin, containing 26.8 acres, more or less as surveyed by Norris H. Hickerson, Engineer, June 4, 1954 on an unrecorded plot.

Tract No. 2: Being a certain tract or parcel of land lying and being in the second civil district of Davidson County, Tennessee, described as follow, to wit:

Beginning at a point in the Easterly margin of Anderson Road which point is 115.5 feet North of the Southwesterly corner of the tract of land conveyed to J.E. Hodge and wife, Evelyn R. Hodge, by deed

from James C. Osborne and wife, Roberta B. Osborne, of record in Book 2492, Page 289, R.O.D.C., Tennessee; thence running Northerly along the Easterly margin of Anderson Road a distance of 17 feet to an iron pin in the margin of said road; thence continuing along the Easterly margin of Anderson Road North 10 degrees East 465.2 feet to a point; thence continuing along said Easterly margin of Anderson Road 132 feet to an iron pin; thence leaving said road and running South 6 degrees 30 feet East 56 feet to an iron pin; thence South 8 degrees 15 feet West, following the Easterly margin of Old Anderson Road, and along said Hodge and wife's Westerly boundary line 540 feet to a point on a rock said point being 21 feet, more or less, West of a Cedar tree; thence continuing on along said course South 8 degrees 15 feet West 17 feet to a point; thence North 86 degrees 30 feet West 28.4 feet to a point of beginning, containing 0.2 acres, more or less.

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 Malcolm L. Barrett and wife, Rachel S, Barrett, individually, of record in Book 10284, Page 443, dated November 12, 1996, see also Deed a record in Book 4213, Page 170, Registers Office for Davidson County, Tennessee.

This is improved property, known as 3315 Anderson Road, Nashville, TN 37013
(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 _____ day of December, 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 December, 2021.

My commission expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE 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 December, 2021.

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

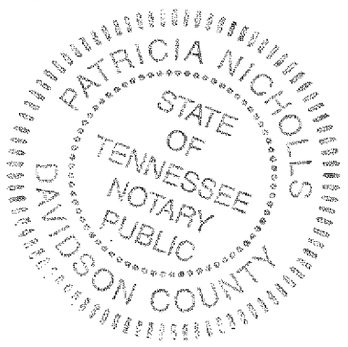
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 December, 2021.

My Commission Expires: 3/6/24

Notary Public



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

