Karen Johnson Davidson County
Batch# 823728 DEEDQC
03/17/2022 02:00:31 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20220317-0031279

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jones Construction, LLC 3732 Moss Rose Drive Nashville, TN 37216	New Owner	135-00-0-049.00 135-00-0-050.00

This purpose of this deed is to convey the new survey legal description of the property and is the same property as conveyed in Instrument No. 20220317-0031278, Register's Office for Davidson County, Tennessee.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mary Jo Stilts, William E. Stilts, Nancy Stilts, Virginia Stilts, Jerry D. Stilts, Judith R. Barham and Gale R. Crutchfield** by these presents does hereby quitclaim and convey unto **Jones Construction, LLC, a Tennessee limited liability company,** its successors and assigns, all of its right, title and interest in and to the following described tract of land:

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

Tract No. 1:
Being a part of the land conveyed by deed to said T.B. Hill by D.W. White et ux, a record of which may be found in Book 841, Page 368, Register's Office for Davidson County, Tennessee, more fully described and bounded as follows:

Beginning at a point in the Franklin Crusher Road and running in an Easterly direction with= the Stilts line 1248.8 feet to a stob; thence in a Southerly direction with Ransom line 501 feet to a stob; thence with Ransom line in a Westerly direction 501 feet to a stob in the said T.B. land; thence in a Westerly direction on the Hill land 414 feet to a Sycamore tree to Charlton's Corner: thence with Charlton's line 168 feet to a Persimmon tree: thence with Charlton's line 309 feet to a point in the center of Franklin Crusher Road: thence in a Northerly direction with the center of said Crusher Road 540 feet to the beginning and containing 15 acres more or less.

Included in the above description but expressly excluded from this conveyance are three tracts of land as evidenced by deeds of record in Book 2812, Page 600; Book 3370, Page 285; and Book 3373, Page 409, Register's Office for Davidson County, Tennessee.

Tract No. 2:
Lying and being in the 2nd Civil District of Davidson County, Tennessee, on the Franklin Limestone Road near Una Tennessee, and more particularly described as follows:

Being at a point in the center of the said Franklin Limestone Road 225 Southerly from the Northwest corner of the tract of land bought from D.W. White et ux, by T.B. Hill, which tract is described in deed recorded in Book 982, Page 426, of the Register's Office for said County: thence in a Northerly direction with the center of said road 225 to a point in the center of said road, being the Northwest corner of said tract bought of White Et ux; thence in an Easterly direction along the Northerly line of said tract of land bought of White et ux, 360 feet to a point; thence in a Southerly direction 258 feet to a point, which point is 323 feet East of the point of beginning; thence in a Westerly direction 323 feet to the point of beginning and containing two acres more or less.

Said tract lying in the northwest and being part of the tract of land bought of White and wife, T.B. Hill, which deed is recorded in the Register's Office for Davidson County, Tennessee, in Book 982, Page 426.

Tract No. 3:
Being a part of the land bought from D.W. White et May, by T.B. Hill, a record of which May be found in Record Book 982, Page 426, Register's Office of Davidson County, Tennessee, and located in the 2nd Civil District of said County and State, and being a parcel of land consisting of four acres more or less being behind the property of said Stilts and beginning at the Stilts and Hill corner and running with the said Stilts line about 255 feet to Ransom line. Thence with Ransom line to the Ransom and Hill Corner.

Thence with Ransom line about 255 feet to a stake in the Ransom and Hill line: thence in a straight line to the beginning.

Less and Except: Portion of Property Conveyed in Book 3370, Page 409, Book 3370, Page 285 and Book 2812, Page 600, Register's Office Davidson County, Tennessee.

Being the same property conveyed to John Horace Stilts and Delia Stilts by Warranty deed from T. B. Hill of record in Book 1156, page 510, Register's Office for Davidson County, Tennessee, dated April 16, 1941 and recorded on June 25, 1941.

Being the same property conveyed to John Horace Stilts and Delia Stilts by Warranty deed from T. B. Hill of record in Book 1422, page 442, Register's Office for Davidson County, Tennessee, dated December 31, 1942, and recorded on May 30, 1946.

Being the same property conveyed to Horace Stilts and Delia Stilts by Warranty deed from T. B. Hill of record in Book 1542, page 552, Register's Office for Davidson County, Tennessee, dated May 20, 1946 and recorded on May 20, 1946.

John Horace Stilts died in 1963, leaving Delia Stilts as the surviving tenant by the entirety.

Being the same property conveyed to Geneva Ray Stilts by Warranty deed from Delia Stilts, widow of Horace (John Horace) Stilts of record in Book 4764, page 854, Register's Office for Davidson County, Tennessee, dated November 05, 1973 and recorded on November 15, 1973.

Being the same property conveyed to Geneva R. Stilts, Trustee U/A/D June 09, 1998, of the Stilts Revocable Living Trust Agreement and any Successors in Trust by Quitclaim deed from Geneva Ray Stilts, individually of record in Book 10975, page 688, Register's Office for Davidson County, Tennessee, dated June 09, 1998 and recorded on June 12, 1998.

Geneva R. Stilts died August 21, 2006, her estate being administered through Davidson County Probate Court, Docket No. 06P1435.

Being the same property conveyed to Kenneth Stilts and wife, Mary Jo Stilts; one-fifth to William E. Stilts and wife, Nancy Stilts; one-fifth to Robert L. Stilts and wife, Virginia Stilts; one-fifth to Jerry D. Stilts; and one-fifth to Judy Barham Executrix of the Estate of Hazel Rader by Quitclaim deed from Peggy Sue Trombley, Executrix of the Estate of Geneva R. Stilts, and Peggy Sue Trombley, Successor Trustee of record in Instrument No. 20090220-0015003 Register's Office for Davidson County, Tennessee, dated February 06, 2009 and recorded on February 20, 2009.

Being the same property conveyed to William E. Stilts, Jr. by Quitclaim deed from William Stilts and Nancy Stilts of record in Instrument No. 20160808-0082287 Register's Office for Davidson County, Tennessee, dated August 04, 2016 and recorded on August 08, 2016.

Kenneth Stilts died September 24, 2017 and Petition for Probate of Will in Common Form filed on October 24, 2017, Probate Court for Davidson County, Tennessee, Case No. 17P1865.

Robert L. Stilts having died September 11, 2015 and his Last Will and Testament being admitted to probate for the purpose of facilitating it as a muniment of title to Virginia Stilts, final Order dated February 23, 2022, Probate Court for Wilson County, Tennessee, Docket No. 2022PR71.

Judith R. Barham and Gale R. Crutchfield, as the heirs at law for the deceased Hazel S. Rader who died on October 3, 2006.

Being the same property conveyed to Grantee(s) by Warranty Deed recorded simultaneously herewith in Instrument # 20220317-0031738, Register's Office for Said County.

Being also known as 420 Franklin Limestone Road, Nashville, Tennessee 37217.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
11 day of March, 2022.

Affiant

My commission expires:
(Affix Seal)

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10 day of March, 2022.

Mary Jo Stilts

MARY JO STILTS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Jo Stilts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of March, 2022.

S. Nixon Pressley

Notary Public

My Commission Expires: 01/26/2025

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

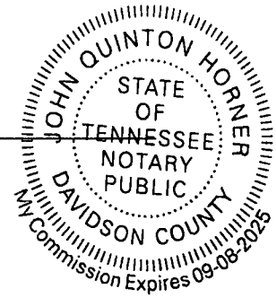
WILLIAM E. STILTS, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and seal this 11 day of March, 2022.

Notary Public



My Commission Expires: 9/8/25

Morgan Dyer Stilts, spouse of William E. Stilts, Jr., joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

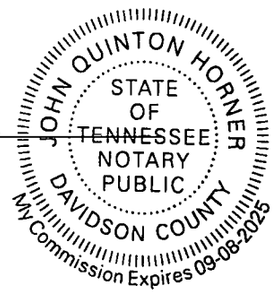
MORGAN DYER STILTS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Morgan Dyer Stilts., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11 day of March, 2022.

Notary Public



My Commission Expires: 9/8/25

Virginia Stilts
VIRGINIA STILTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Virginia Stilts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of March, 2022.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

JERRY D. STILTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerry D. Stilts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of March, 2022.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Judith R. Barham
JUDITH R. BARHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Judith R. Barham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of March, 2022.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Charles Eddie Barham, spouse of Judith R. Barham, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Charles Eddie Barham
CHARLES EDDIE BARHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles Eddie Barham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of March, 2022.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Gale R. Crutchfield
GALE R. CRUTCHFIELD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gale R. Crutchfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of March, 2022.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Miller Joe Crutchfield, spouse of Gale R. Crutchfield, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Miller Joe Crutchfield
MILLER JOE CRUTCHFIELD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Miller Joe Crutchfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of March, 2022.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025