Prepared By:
Wilson Stevenson
4124 Franklin Pike
Nashville, TN 37204

After Recording Return To:
W. P. Stevenson, Trustee
4124 Franklin Pike
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 850388 DEEDQC
05/04/2022 02:34:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220504-0051752

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the 4th Day of May, 2022
, Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 24, 2022 THE GRANTOR(S),

- Old Charlotte Miniature Horse Farm, Inc,

For and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- W.P. Stevenson, Trustee, residing at 4124 Franklin Pike, Nashville, Davidson County, Tennessee 37204

The following described real estate, situated in Pegram, in the County of Davidson, State of Tennessee, Postal Address, 8700 Old Charlotte Pike

Legal Description:

Tract Land in Davidson County, Tennessee, and being more particularly described in a Deed of record in Book 965 at page 225, Register's Office for Davidson County, Tennessee, as follows:

Beginning in the center of the New Charlotte Road; thence North 51 degrees West 58 poles to a stake, 1/2 pole westerly from a red oak stump with several small sprouts marked as pointers on a ridge of J.D. Gourley's corner;

thence with his line, South 74 degrees West 24 poles to a stake with a small Sassafras marked as a pointer his corner on North hillside near top; thence South 36 degrees West 30 poles to a stake with red oak pointer on a Southwest hillside, his corner, thence South 35 degrees East 76-1/3 poles to a stake in center of said Charlotte Road, his corner; thence with same North 38 degrees East 70-2/5 poles to the point of BEGINNING, containing 26-1/4 acres, more or less.

Being the same property conveyed to Catherine J. Richards, a widow by Quitclaim Deed from Helen B. Fergueson, a widow, trustee recorded on April 30, 1993, of record in Book 8931, Page 238, Register's Office for Davidson County, Tennessee. The said Catherine J. Richards having since died testate on February 13, 2015 vesting the subject property in Carl Fergueson, Patricia Fesmire, Julia Briley and Peggy Miller by virtue of the last will and testament of Catherine J. Richards in the Chancery Court for Sumner County, Probate Division Docket No. 2015 PR-238.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above-described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 11200002200

Mail Tax Statements To:
W. P. Stevenson, Trustee
4124 Franklin Pike
Nashville, Tennessee 37204

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: May 4, 2022

Wilson Stevenson J.

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 4 day of May, 2022 before me personally appeared W. P. Stevenson, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

KIRKLAND T. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. JULY 06, 2025

Kirkland T. T
Notary Public

Universal Banker
Title (and Rank)

My commission expires July 06, 2025

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Affiant's Name: Jay Stevenson