Karen Johnson Davidson County
Batch# 893702 DEEDQC
07/26/2022 08:47:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220726-0085033

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Rebecca Ann Seaver
113 Sanitarium RD
Madison, TN 37115

Send Tax Bills To:
same

Map/Parcel Number:
052 07 0 100.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Dolly Parton Dean, Trustee of the D. P. Dean Trust under Agreement amended and restated February 5, 2009 (the "Grantor"), does hereby quitclaim, transfer and convey all of the Grantor's right, title and interest in and to the following described property to Rebecca Ann Seaver (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

A certain tract or parcel of land located in Madison, Metropolitan Nashville, Davidson County, Tennessee being bounded on the North by Tennessee Conference Assoc. Seventh Day Adventist and Tennessee Christian Medical Center on the East by Robert DuBose on the South by Sanitarium Road and on the West by Lot 4 Christian Subdivision Sanitarium Road and being described according to a boundary survey of various properties Sanitarium Road for Madison Academy dated 8-16-90 by M & K Surveying (Frank Neely Tennessee R.L.S. number 1493 and shown on a mortgage loan inspection by Campbell, McRae & Associates Surveying Inc. dated 9-26-00 (John Hood TN R.L.S. Number 1838) more particularly as follows:

Beginning at a point on the Northerly margin of Sanitarium Road, said point being located 648.45 feet from the Northerly margin of Neely's Bend Road and being the Southeast corner of Lot 4 Christian Subdivision Sanitarium Road (Book 8250, page 561, Register's Office for Davidson County, Tennessee) and the Southwest corner of the herein described land; thence leaving said Northerly margin of Sanitarium Road with said Lot 4, North 34 degrees 35' 21" West 150.00 feet to a point; thence North 48 degrees 40 minutes 26 seconds West 67.66 feet to a point in the Southerly line of the Tennessee Conference Assoc. Seventh Day Adventist Land (Book 7231, Page 239, Register's Office for Davidson County, Tennessee); thence with said Southerly line, North 54 degrees 43 minutes 59 seconds East 105.5 feet to a point in the line of the Tennessee Christian Medical Center Land (Book 8393, Page 111, Register's Office for Davidson County, Tennessee); thence with said Medical Center Land North 68 degrees 29 minutes 35 seconds East 28.78 feet to the Northwest corner of the Robert DuBose Land (Book 8443, Page 681, Register's Office for Davidson County, Tennessee); thence with

said DuBose, South 29 degrees 46 minutes 03 seconds East (passing the North edge of a 20' x 90' ingress/egress easement for said DuBose and the herein described land, 133.58 feet for a total distance of 233.58 feet to a point in the Northerly margin of said Sanitarium Road; thence with said margin South 64 degrees 34 minutes 00 seconds West 30.29 feet to a point; thence with a curve to the left radius=710.37 feet Tangent=34.21 feet delta angle of 05 degrees 30 minutes 51 seconds for a length of 68.37 feet to the point of beginning containing 24355.34 Sq. Ft. or 0.56 acres more or less.

Being the same property conveyed to Dolly Parton Dean, Trustee of the D. P. Dean Trust under Agreement amended and restated February 5, 2009, by General Warranty Deed from Hannah Dennison, a single woman, of record as Instrument No. 20200206-0014190 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property located at 113 Sanitarium Road, Madison, Tennessee 37115.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property, including Sanitary Sewer and/or Storm Drainage Easement, of record in Book 9377, page 164, said Register's Office.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 15th day of July, 2022.

GRANTOR:

Dolly Parton Dean, Trustee
D. P. Dean Trust under Agreement amended and restated February 5, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Dolly Parton Dean, Grantor, who upon oath acknowledged that she is the Trustee of the D. P. Dean Trust under Agreement amended and restated February 5, 2009, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 15th day of July, 2022.

Notary Public

My Commission Expires: 10-2-23

TERESA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ~~zero~~ dollars (~~$0.00~~).

Dolly Parton Dean, Affiant

Subscribed and sworn to before me this 15th day of July, 2022.

Notary Public

My Commission Expires: 10-2-23

TERESA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY