Prepared By

Name: Xiana R. Horton
Address: 912 Dalebrook Lane

State: TN Zip Code: 37206

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Xiana R. Horton
Address: 912 Dalebrook Lane

State: TN Zip Code: 37206

Tax Parcel ID #: 058000001 00

KENNETH JAMES PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

exp 11/6/2024

Karen Johnson Davidson County
Batch# 902792 **DEEDQC**
08/12/2022 09:56:34 AM 6 pgs
Fees: $33.00 Taxes: $4.44

20220812-0091696

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$1200 [redacted], Affiant
Subscribed and sworn before me this the
12 Day of August, 2022.
Brandi Weis, Deputy Register

STATE OF TENNESSEE

Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of one thousand two hundred dollars ($ 1200) in hand paid to Alvin Eaton, a grantor, residing at 912 Dalebrook Lane County of Davidson City of Nashville, State of TN (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Xiana R Horton, a grantee, residing at 912 Dalebrook Lane County of Davidson City of Nashville, State of TN (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

4372 Sulphur Creek Road, Nashville TN 37218 (Inheritance property percentage of ownership) (under Josephine Hunter Eaton)

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,

RH

copy of description of property is attached to said deed

XRH

lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Alvin M Eaton

Grantor's Signature

Alvin M Eaton

Grantor's Name

912 Dalebrook

Address

Nash TN 37206

City, State & Zip

Xiana R Horton

XRH

Grantor's Signature

Xiana R Horton grantee grantee XRH

Grantor's Name

912 Dalebrook Lane

Address

Nashville TN 37206

City, State & Zip

In Witness Whereof,

Witness's Signature

Witness's Name

Address

City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip

Current Source of Grantor's Interest. Instrument No. # 20220812-0091695

STATE OF TENNESSEE

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glenn M Cotton whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 10 day of August, 2022.

KENNETH JAMES PARSONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/6/2024

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 1200.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson)

Subscribed and sworn to before me this 10 day of August, 2022.

KENNETH JAMES PARSONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/6/2024

A certain tract of parcel of land in the 13th Civil District of Davidson, more particularly described as follows:

Beginning at a stone, the southeast corner of 84 acres of and of which this tract is a part; thence with the easterly side of said tract 60 poles to a stone on the top of the ridge; thence with the top of the ridge north 11 degrees west 14 poles to a stone; thence north 36 degrees west 20 poles to a stake; thence north 42 degrees west 12 poles to a hickory; thence north 28 degrees west .10 poles to a white oak stump; thence north 21 degrees west 6 poles to a elm stump; thence north 59 degrees west 8 poles to the center of a branch, Shilo Hyde's northeast corner; thence with said branch and Hyde's easterly line south 26 degrees west 19.4 poles, south 20 degrees west 18.2 poles, south 13-1/4 degrees west 12.1 poles, south 35-1/2 degrees east 13.8 poles, south 14 degrees east 14 poles, south 1-1/2 degrees east 19 poles, south 19-3/4 degrees west 12 poles to Breedlove's land; thence south 63 degrees east 16.4 poles, south 85 degrees east 14 poles, south 60 degrees east 17

poles to the beginning. ← (DOES NOT the beginning)

KENNETH JAMES PARSONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

KENNETH JAMES PARSONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

BOOK 9654 PG 272

Address New Owner:	Send Tax Bills To:	Map and Parcel Nos.:
Hattie Hunter Norman, *et al.* 2010 Salem Mason Drive Nashville, Tennessee 37208	SAME	Map 58 Parcel 1 Field Book 13D37240

FOR AND IN CONSIDERATION of One Dollar ($1), cash in hand paid, the receipt of which is hereby acknowledge, We, HATTIE HUNTER NORMAN, DARLENE HUNTER GRIMES, EVA HUNTER ROGAN, TOMMIE HUNTER BARBER, EDGAR S. HUNTER, JOSEPHINE HUNTER EATON, LYDIA BERNICE HUNTER ROWE, and WALTER W. HUNTER, for the purpose of creating a more perfect title by establishing record ownership with respect to one-eighth (1/8th) undivided interest in the following described property, by these presents do hereby quitclaim and convey unto JULIAN W. BLACKSHEAR, JR., TRUSTEE, his successors and assigns, the following described tract or parcel of land, to wit:

A certain tract or parcel of land in the 13th Civil District of Davidson County, more particularly described as follows:

Beginning at a stone, the southeast corner of 84 acres of and of which this tract is a part; thence with the easterly side of said tract north 60 poles to a stone on the top of the ridge; thence with the top of the ridge north 11 degrees west 14 poles to a stone; thence north 36 degrees west 20 poles to a stake; thence north 42 degrees west 12 poles to a hickory; thence north 28 degrees west .10 poles to a white oak stump; thence north 21 degrees west 6 poles to an elm stump; thence north 59 degrees west 8 poles to the center of a branch, Shilo Hyde's northeast corner; thence with said branch and Hyde's easterly line south 26 degrees west 19.4 poles, south 20 degrees west 18.2 poles, south 13-1/4 degrees west 12.1 poles, south 35-1/2 degrees east 13.8 poles, south 14 degrees east 14 poles, south 1-1/2 degrees east 19 poles, south 19-3/4 degrees west 12 poles to Breedlove's land; thence south 63 degrees east 16.4 poles, south 85 degrees east 14 poles, south 60 degrees east 17 poles to the beginning.

There is included in the above description but expressly excluded therefrom the following two tacts or parcels of land, described as follows:

Beginning on the north margin of the new road or highway at the intersection of said north margin of said new road or highway and Wood's line; thence in a northerly direction and with said Wood's line and the easterly line of the within described land 1050 feet to a point on the top of the ridge at an oak tree; thence southerly 955 feet to a point in the north margin of said new road or highway, and the same being at the north end of a concrete bridge; thence with the same and easterly_____feet to the place of beginning.

Being the same property conveyed to William A. Dugger and wife, Emma E. Dugger, by deed from H. E. Riddle and wife, Annie G. Riddle, of record in Book 1055, page 46, said Register's Office.

That portion of the property lying between Sulphur Springs Road and the Tazwell Hyde Road in the 13th Civil District of said County, being more particularly described as that strip of land just north of and adjacent to the property now owned

11/6/2024

KENNETH JAMES PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

by Kennard Johnson and wife, Ruthie Johnson, by deed from Eugene B. Kemp and wife, of record in Book 1809, page 574, said Register's Office.

Being the same property conveyed to Thomas J. Hunter and wife, Maggie J. Johnson Hunter (aka Maggie Josephine Hunter), by deed from E. H. Ferrell and wife, Ada Ferrell, of record in Book 2695, page 183, Register's Office for Davidson County, Tennessee; the said Thomas J. Hunter and wife, Maggie J. Hunter, having since died and leaving the above Grantors as the sole next of kin and heirs at law as the children thereof, by Affidavit of Heirship, as of record in Book 9654, page 269, Register's Office for Davidson County, Tennessee. This is unimproved property known as 4372 Sulphur Creek Road, Nashville, Tennessee 37218.

BOOK 9654 PG 273

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said JULIAN W. BLACKSHEAR, JR., TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto HATTIE HUNTER NORMAN, DARLENE HUNTER GRIMES, EVA HUNTER ROGAN, TOMMIE HUNTER BARBER, EDGAR S. HUNTER, JOSEPHINE HUNTER EATON, LYDIA BERNICE HUNTER ROWE, and WALTER W. HUNTER, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 21st day of April, 1995.

4352 04/25 0101 03CHECK 12.00

Hattie Hunter Norman
HATTIE HUNTER NORMAN

Darlene Hunter Grimes
DARLENE HUNTER GRIMES

Eva Hunter Rogan
EVA HUNTER ROGAN

Tommie Hunter Barber
TOMMIE HUNTER BARBER

Edgar S. Hunter
EDGAR S. HUNTER

Josephine Hunter Eaton
JOSEPHINE HUNTER EATON

Lydia Bernice Hunter Rowe
LYDIA BERNICE HUNTER ROWE

Walter W. Hunter
WALTER W. HUNTER

Julian W. Blackshear Jr.
JULIAN W. BLACKSHEAR, JR., TRUSTEE