Karen Johnson Davidson County
Batch# 917546 DEEDQC
09/16/2022 09:43:24 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220916-0103379

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Stephanie Nicole Luckett **Staci Lea Koger**	**047-00-0-0029-00** **047-00-0-0028-00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LISA WEST REASONOVER** ("Grantor"), holding a one-ninth (1/9) tenant in common interest in the Property, as defined below, does hereby transfer, release, relinquish, quitclaim and convey a one-eighteenth (1/18) tenant in common interest to each of **STEPHANIE NICOLE LUCKETT and STACI LEA KOGER** (collectively the "Grantees"), being all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

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.

In witness whereof, Grantor has caused this instrument to be dated and effective this 10 day of June, 2022.

GRANTOR:

Lisa West Reasonover

LISA WEST REASONOVER

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared LISA WEST REASONOVER the within named bargainor, 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 official seal at office, this 10 day of June, 2022.

MARION PACZKOWSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public

My Commission Expires: 09/20/2025

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Lisa West Reasonover
Affiant

MARION PACZKOWSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Subscribed and sworn to before me,

this 10 day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 09/20/2025

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

EXHBIT A

Legal Description

FIRST TRACT: Beginning at a stake in the road between Sulphur and Lick dividing ridge, hickory and sassafras pointers, the northeast corner of the tract herein described; running thence north 70 ½ deg. west 39 poles to a hickory; thence south 66 ½ deg. west 30 poles to two chestnut oaks; thence south 47-¾ deg. west 30 poles to a chestnut tree; thence south 75 ¼ deg. west 40 poles to a stake, hickory pointers; thence north 70 deg. west 39 poles to a stake; thence north 71-¾ deg. west 15 poles to a stake, the ridge; thence west 44 poles to a spanish oak and stake; thence south 97 poles to a beech and elm, the southwest corner of a 132 acre tract; thence east 77 poles; thence north 28 poles to a beech, the southwest corner of a 7 ½ acre tract; thence east, with the south line of said 7 ½ acre tract and said 22 ½ acre tract, 84 poles to a gum, the southeast corner of said 22 ½ acre tract; thence north 17 poles to three dogwoods; thence east 49 poles to a stake and beech, the southeast corner of a 132 acre tract in E. C. Drake's line; thence north 72 poles to the beginning, containing 129 acres, more or less.

Being the same property conveyed to Homer B. Reasonover and Auty Vee Reasonover, by deed from C. A. Lillard, Trustee, and C. A. Lillard and wife, Jane Elizabeth Lillard, of record in Book 2034, page 285, Register's Office for Davidson County, Tennessee, with both Homer B. Reasonover and Auty Vee Reasonover having since died. Homer B. Reasonover predeceased Auty Vee Reasonover with his interest therefore vesting in her. An Affidavit of Heirship, recorded at Instrument No. 20180725-0072403, said Register's Office indicates Auty Vee Reasonover died on March 27, 1982 intestate survived by her children Agnes Mary Freudenthal, Phillip Bernard Reasonover and Clark Benson Reasonover. Pursuant to the Affidavit of Heirship, ownership of the Property owned by Auty Vee Reasonover is divided as follows: Agnes Mary Freudenthal owning a one-third (1/3) interest, Phillip Bernard Reasonover owning a one-third (1/3) interest, and Clark Benson Reasonover owning a one-third (1/3) interest. An Affidavit of Heirship, recorded at Instrument No. 20220526-0061209, Register's Office for Davidson County, Tennessee, indicates Phillip Bernard Reasonover died on July 25, 2021, intestate survied by his wife, Lisa West Reasonover, his daughter, Stephanie Nicole Luckett, and his daughter, Staci Lea Koger. Pursuant to said Affidavit of Heirship, Phillip Bernard Reasonover's one-third (1/3) tenant in common interest is divided as follows: Lisa West Reasonover owning a one-ninth (1/9) tenant in common interest, Stephanie Nicole Luckett owning a one-ninth (1/9) tenant in common interest, and Staci Lea Koger owning a one-ninth (1/9) tenant in common interest.

Map & Parcel: 047-00-0-0029-00
Property Address: 4959 Sulphur Creek Road, Nashville, TN 37218

SECOND TRACT: On the headwaters of Sulphur and Bull Run Creeks, an original plan being of record in Book 161, page 177, Register's Office for said County, and being known as Tract No. 23 of the Dr. E. E. Brown Farm, formerly the Governor Roberts Property, and shown on a copy of a survey made May 16 and 24, 1949, by Jno. D. Kerr, County Surveyor for Rutherford County, Tennessee, and described as follows:

Beginning at a stake on the easterly margin of Old Hickory Boulevard, at the common corner of Tracts 23 and 24, as shown on said Kerr survey; thence south 74-¾ deg. east 42 poles to a stake; thence north 2 deg. east 86.5 poles to a concrete corner post in the center of a road, said point being a common corner of Tracts 22 and 23, in the line of Tract 21; thence with the center of said road, south 53 ½ deg. west 26.5 poles, and south 88 deg. west 3.3 poles to a stake in the easterly margin of Old Hickory Boulevard; thence with the margin of the same, south 22 deg. west 55 poles to the point of beginning, containing 14.7 acres more or less.

Being the same property conveyed to Homer B. Reasonover and Auty Vee Reasonover, by deed from C. A. Lillard, Trustee, and C. A. Lillard and wife, Jane Elizabeth Lillard, of record in Book 2034, page 285, Register's Office for Davidson County, Tennessee, with both Homer B. Reasonover and Auty Vee Reasonover having since died. Homer B. Reasonover predeceased Auty Vee Reasonover with his interest therefore vesting in her. An Affidavit of Heirship, recorded at Instrument No. 20180725-0072403, said Register's Office indicates Auty Vee Reasonover died on March 27, 1982 intestate survived by her children Agnes Mary Freudenthal, Phillip Bernard Reasonover and Clark Benson Reasonover. Pursuant to the Affidavit of Heirship, ownership of the Property owned by Auty Vee Reasonover is divided as follows: Agnes Mary Freudenthal owning a one-third (1/3) interest, Phillip Bernard Reasonover owning a one-third (1/3) interest, and Clark Benson Reasonover owning a one-third (1/3) interest. An Affidavit of Heirship, recorded at Instrument No. 20220526-0061209, Register's Office for Davidson County, indicates Phillip Bernard Reasonover died on July 25, 2021, intestate survied by his wife, Lisa West Reasonover, his daughter, Stephanie Nicole Luckett, and his daughter, Staci Lea Koger. Pursuant to said Affidavit of Heirship, Phillip Bernard Reasonover's one-third (1/3) tenant in common interest is divided as follows: Lisa West Reasonover owning a one-ninth (1/9) tenant in common interest, Stephanie Nicole Luckett owning a one-ninth (1/9) tenant in common interest, and Staci Lea Koger owning a one-ninth (1/9) tenant in common interest.

Map & Parcel: 047-00-0-0028-00
Property Address: 0 Old Hickory Blvd., Nashville, TN 37218