Karen Johnson Davidson County
Batch# 943420 DEEDQC
11/21/2022 02:53:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221121-0123402

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map/Group/Parcel:
Timothy Hendrickson 2206 Craigmeade Circle Nashville, TN 37214	Timothy Hendrickson 2206 Craigmeade Circle Nashville, TN 37214	119 12 0 023.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Timothy Hendrickson**, a married person, as Grantor, by these presents does hereby quitclaim and convey unto **The Troy Hendrickson Legacy Trust, U/A Dtd. September 26. 2022**, as Grantee, all of his right, title and interest in improved property commonly known as 705 Drummond Drive, Nashville, Tennessee 37211. Such property may be further described in an Exhibit "A" that may be attached to this instrument.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 28th day of September, 2022.

Timothy Hendrickson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mercedes Baker, a Notary Public in and for said County, **Timothy Hendrickson**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2022.

MERCEDES NICOLE BAKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

Notary Public

My Commission Expires: 07/06/2026

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Timothy Hendrickson

Subscribed and sworn to before me, this 28th day of September, 2022.

Notary Public

My Commission Expires: 07/06/2026

MERCEDES NICOLE BAKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

1168300.02.sm.Quitclaim Deed – Tim to Troy Trust

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 15 on the Map of Battlewood, Section One, as of record in Book 1835, page 31, said Register's Office:

Said Lot No. 15 is described as beginning at a point in the southerly margin of Drummond Drive, the common corner of Lots 15 and 16; thence with the line between said lots, southerly 128 feet to a corner of Lot 14; thence with the line between said lots 14 and 15, southeasterly 121.93 feet to a point in the westerly margin of Cameo Drive; thence with the margin of said Drive, northerly 144.8 feet to the beginning of a curve, northwesterly 46.05 feet to a point in the southerly margin of Drummond Drive; thence with said Drive, westerly 140.21 feet to the beginning.

Being the same property conveyed to Maria Louisa Hendrickson (being one and the same as Maria Tomei Hendrickson) pursuant to that certain decree of divorce between her and husband, Raymond Hendrickson, entered by the Chancery Court, Part I, Nashville, Tennessee, Docket No, 78877 on January 24, 1962, and of record as of January 31, 1962 in Book 3340 page 273, Register's Office for Davidson County, Tennessee, the said couple having previously been conveyed the property as husband and wife by deed from Grady Woodson, and wife, Juanita Pavette Woodson, on June 11, 1951, in Book 2014 page 231, Register's Office for Davidson County, Tennessee.