QUITCLAIM DEED

STATE OF Ohio, COUNTY OF Crawford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ 0

Kevin W. Kilgore Affiant

Subscribed and sworn before me this the

7 Day of Feb, 2023.

A. Hayes, Deputy Register

Karen Johnson Davidson County
Batch# 968315 DEEDQC
02/07/2023 11:11:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230207-0008839

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin Wade Kilgore 5060 Drakes Branch Road Nashville, TN 37216	Same as new owner	048-00-0-272.00 048-00-0-71.00 048-00-0-194.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that EDNA J. WILSON, unmarried, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto KEVIN WADE KILGORE, unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, her entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

Tract 1 (1.04 acres Map/Parcel 48-272): Land in Davidson County, Tennessee, being Lot No. 1 of McCool's One Lot Subdivision of record in Plat Book 7900, Page 620, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Tract 2 (10.59 acres, Map/Parcel 48-71): Beginning at a stone near the East margin of Drakes Branch Road; thence North 1 degree East 44.9 feet to an iron pin in the J.R. and Minnie Fulton Line; thence North 68 degrees 30 minutes East 232.65 feet to an iron pin; thence South 19 degrees 30 minutes East 168 feet to an iron pin near the old cemetery; thence South 89 degrees East along the old fence 748.6 feet to a stone on the ridge; thence South 21 degrees East 135 feet to a stone; thence South 17 degrees West 247.5 fee to a stake; thence South 4 degrees East 134 feet to a stone in the Claude McCool line; thence North 89 degrees West 913.3 feet with the Claude McCool line to an iron pin in the center of Drakes Branch Road; thence North 10 degrees West 532.5 feet to the point of beginning and containing 11.656 acres, and being all of the George F. McCool lands lying on the Easterly side of Drake Branch Road.

INCLUDED IN THE FOREGOING TRACT 2, BUT EXPRESSLY EXCLUDED FROM THIS TRACT IS A 1.04 ACRE TRACT SHOWN AS TRACT I ABOVE.

Tract 3 (3.18 acres Map/Parcel 48-194): Beginning at an iron pin which is 272.17 feet in a direction of South 72 degrees 28 minutes 20 seconds West from an iron pin placed in the center of Drakes Branch Road (said iron pin being the southernmost point at which the land of Harold H. and Emma N. Fulton reach the center of Drakes Branch Road) and going in an Easterly direction North 86 degrees 7 minutes 43 seconds West for a distance of 728.83 feet to an iron pin placed in a fence and thence in a Southerly direction South 13 degrees 34 minutes 0 seconds East for a distance of 169 feet to a point and thence in a Westerly direction South 86 degrees 7 minutes 42 seconds East for a distance of 728.83 feet to a point thence in a Northerly direction North 13 degrees 34 minutes 0 seconds West for a distance of 168.97 feet which point will be the original point of reference containing more or less 3.18 acres.

Being the same property conveyed to Edna J. Wilson from Ryen C. Ogg, unmarried, by Warranty Deed on July 31, 2013, and recorded on August 8, 2013, of record in Instrument No. 20130808-0083312, Register's Office of Davidson County, Tennessee.

This is improved property, known as 5060 Drakes Branch Road, Nashville, TN 37216 (Tract 1, 2 and Tract 3)

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on 10/13/2022, 2022

Edna J. Wilson
Edna J. Wilson

STATE OF Ohio

COUNTY OF Crawford

On Oct 13, 2022, before me personally appeared EDNA J. WILSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on Oct 13, 2022.

Ashton Martin
Notary Public, State of Ohio
My Commission Expires 10-02-2027

Ashton Martin
NOTARY PUBLIC

My Commission Expires: 10/02/2027