Karen Johnson Davidson County
Batch# 975053 DEEDQC
02/28/2023 01:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230228-0014213

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 27th day of January, 2023.

Notary Public

My Commission Expires: 01-11-26

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Maribel V. Lineberry, Trustee 1800 S. Mt. Juliet Rd. Mt. Juliet, TN 37122	SAME	075 09 0 261.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, **Dewey Lineberry**, hereby remise, release and quitclaim unto **Maribel V. Lineberry, Trustee of the DW2023 Trust dated January 27, 2023**, her successors and assigns, all my right, title, and interest in the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

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

WITNESS my hand this 27th day of January, 2023.

Dewey Lineberry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dewey Lineberry, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of January, 2023.

My Commission Expires: 01-11-26

Notary Public

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being described according to a survey made by James L. Murphy, Jr., Surveyor, dated June 30, 1967, as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard, the same being 25 feet South of the center line of Plantation Drive, as extended; thence North 75 deg. 1 *S'* East, 161. 7 feet, to an iron pin; thence South 16 deg. 05' East, 70 feet, to an iron pin; thence South 75 deg. 10' West, 161.4 feet, to an iron pin in the easterly margin of Old Hickory Boulevard; thence North 16 deg. 15' West along the easterly margin of said Old Hickory Boulevard, 70 feet, to the point of beginning.

INCLUDED in the above-described property but specifically EXCLUDED therefrom is that property granted to the State of Tennessee by Agreed Judgment of record in Book 6078, Page 968, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Dewey Lineberry and Maribel V. Lineberry, as tenants by the entirety, by deed from Jeffrey Mobley, Trustee, of record as Instrument No. 20180625-0060727, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Dewey Lineberry by deed from Maribel V. Lineberry, of record as Instrument No. 20230227-0013616, Register's Office for Davidson County, Tennessee.

Exceptions:

1. Subject to grant of easement and rights-of-way of record in Instrument No. 200008290085096, Register's Office for Davidson County, Tennessee, and all matters set forth therein, unto Crown Communications, Inc.; and prior cellular tower leases originally of record in Book 10830, Page 691; Book 11520, Page 445, as assigned to Crown Castle PT, Inc. in Book 11520, Page 452, and Assignment of Lease unto. Crown Communications in Instrument No. 200008290085098, said Register's Office, prior to grant of easement and rights-of-way, as aforesaid.
2. Subject to easement for water and sewer lines in Book 3793, Page 631, Register's Office for Davidson County, Tennessee; permanent easement for traffic signal for Plantation Drive in Book I 0658, Page 942, said Register's Office.

This is improved property known as 4900 Old Hickory Boulevard, Hermitage, Tennessee 37076.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 27, 2023.

January 27, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of January, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024