Karen Johnson Davidson County
Batch# 982404 DEEDQC
03/20/2023 02:04:49 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230320-0019991

This Instrument prepared by:
D. Jefferson Herring, Attorney
222 Second Avenue North, Suite 415
Nashville, TN 37201

QUITCLAIM DEED

Grantor: **Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996**

Grantee: **Mary Nell Rager, Trustee of Bobby Rager Decedent's Trust 2022, established December 19, 2022**

County: **Davidson County, Tennessee.**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Mary Nell Rager, Trustee 1443 Dickerson Bay Drive Gallatin, TN 37066	**Map and Parcel No. (s):** **Parcel No. 1: 053-03-0-323.00** **Parcel No. 2: 053-03-0-325.00**

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .	Subscribed and sworn to before me this **12th day of January, 2023.**
Mary Nell Rager, Trustee Bobby Rager Decedent's Trust 2022 Affiant	Notary Public My commission expires Jan. 4, 2027. D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. *affix seal here*

I, Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996 ("Grantor"), for the purpose of fulfilling the terms of such trust, **do hereby quitclaim to Mary Nell Rager, Trustee of Bobby Rager Decedent's Trust 2022, established December 19, 2022 ("Grantee"),** all of my interest in the land described in Exhibit A attached hereto and incorporated herein (collectively, "the Property").

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on **this 12th day of January, 2023.**

Mary Nell Rager
Trustee of Rager Family Trust
established May 14, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary Nell Rager, Trustee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, **this 12th day of January, 2023.**

Notary Public

My Commission Expires January 4, 2027.

C:\Users\Owner\Documents\Docs\1-CLIENT FILES\5-Trust Admin\1-ACTIVE TA FILES\Rager-Bobby\1-1-Trust Restructuring\Retitling of Real Estate\1-Deed to Bobby Rager Decd Trust 2022\Davidson\Deed.wpd

D JEFFERSON HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Parcel No. 1: 053-03-0-323.00

Property situated in Davidson County, in the city of Old Hickory, 4th Civil District, and described as follows.

Land in the 4th Civil District of Davidson County, Tennessee, being Lots Nos. 213 and 217, Section C, village of Old Hickory, as shown on the plan recorded July 16, 1948, in Book 1424, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for description only. Lot 217 is located on the southeast corner of the Intersection of Debow and Sixteenth Streets. Lot 213 located on the southwest corner of Dodson and Sixteenth Streets. Said Lots are also shown on the Plat of Re-subdivision of a Part of Section C, Village of Old Hickory, of record in Book 1835, page 52, said Register's Office for Davidson County, Tennessee.

The property above described abuts on Dodson Street as shown on said Plan of Section "C" on the westerly margin thereof.

Being the same property conveyed to Sherri Stotts, Trustee, from Rick I. Stotts and wife, Sherri Stotts, by deed of record as Instrument No. 20070102-0000585, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Mary Nell Rager, Trustee of Rager Family Trust, established May 14, 1996, from Sherri L. Stotts, Trustee, by deed of record as Instrument No. 20160321-0026526, Register's Office for Davidson County, Tennessee. Sherri Stotts, Trustee, and Sherry L. Stotts, Trustee, are one and the same person.

The property is subject to the following:

Subject to and/or reserving one (1) permanent easement 12.5 feet wide for utilities and one (1) special easement 2.5 feet wide for sewer, together all rights in connection with said easements, including the ingress and egress over the property herein conveyed for the servicing easements. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

The easement and all other matters reserved by the Plan of Section "D", Book 1424, page 65, Register Office for Davidson County, Tennessee, and the Plan of Section "C", Book 1424, page 66, Register's Office for Davidson County, Tennessee, having been altered by instruments executed by all the parties owning property abutting on said street, on both the easterly and westerly margins thereof, from Ninth Street to Seventeenth Street, recorded in June 30, 1950, in Book 1853, page 281 and page 257, Register's office for Davidson County, Tennessee, so as to change Dodson Street from a public street to a private driveway, this conveyance of Lot 219-215 in Section "C" is being made subject to an easement in Dodson Street for private road and public utilities only.

Covenants contained in an instrument executed by E.I. du Pont de Nemours and Company, et al., dated February 15, 1951, and recorded on April 3, 1951, in Book

1968, page 605, Register of Davidson County, Tennessee, and the grantees in this deed agree to comply with such covenant and to use that portion of the above described property fronting on the easterly side of Debow Street as the building site, and that portion immediately in the rear thereof and fronting on the westerly side of Dodson Street only for the construction of buildings accessory to residence to be constructed on that portion of the property fronting on the easterly side of Debow Street.

Restrictions recorded in deed of record in Book 2031, page 400, Register's Office for Davidson County, Tennessee.

This is improved property known as 1601 Debow Street, Old Hickory, Tennessee 37138.

Parcel 2: 053-03-0-325.00

Land in Davidson County, Tennessee, being Lot No. 219-215, Section "C", Village of Old Hickory, as shown on revised plan recorded April 10, 1951, Book 1835, page 52, in Register's office for Davidson County, Tennessee, containing 0.17 acres, more or less.

The property above described abuts on Dodson Street as shown on said Plan of Section "C" on the westerly margin thereof.

Being the same property conveyed to Sherri Stotts, Trustee, from Lou Ella P. Rager, by deed of record in Book 11456, page 653, Register's Office for Davidson County, Tennessee, Ref. 0581118, with Lou Ella P. Rager reserving a life estate unto herself. And Lou Ella P. Rager died on November 28, 2008. And being the same property conveyed to Virginia Harp, Trustee, from Sherri L. Stotts, Trustee, by deed of record as Instrument No. 20120503-0037946, Register's Office for Davidson County. And being the same property conveyed to Mary Nell Rager, Trustee of Rager Family Trust established May 14, 1996, from Virginia Harp, Trustee, by deed of record as Instrument No. 20160321-0026525, Register's Office for Davidson County, Tennessee. And being the same property for which a life estate was conveyed to Brenda F. Davis from Mary Nell Rager, Trustee of Rager Family Trust established May 14, 1996, by deed of record as Instrument No. 20180525-0050589, Register's Office for Davidson County, Tennessee. Sherri Stotts, Trustee, and Sherri L. Stotts, Trustee, are one and the same person.

The property is subject to the following:

Life estate in favor of Brenda F. Davis of record in Instrument No. 20180525-0050589, Register's Office for Davidson County, Tennessee

Subject to and/or reserving one (1) permanent easement 12.5 feet wide for utilities and one (1) special easement 2.5 feet wide for sewer, together all rights in connection with said easements, including the ingress and egress over the property herein conveyed for the servicing easements. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

The easement reserved by the Plan of Section "D", Book 1424, page 65, Register Office for Davidson County, Tennessee, and the Plan of Section "C", Book 1424, page 66, Register's Office for Davidson County, Tennessee, having been altered by instruments executed by all the parties owning property abutting on said street, on both the easterly and westerly margins thereof, from Ninth Street to Seventeenth Street, recorded in June 30, 1950, in Book 1853, page 281 and page 257, Register's office for Davidson County, Tennessee, so as to change Dodson Street from a public street to a private driveway, this conveyance of Lot 219-215 in Section "C" is being made subject to an easement in Dodson Street for private road and public utilities only.

Covenant contained in an instrument executed by E.I. du Pont de Nemours and Company, et als., dated February 15, 1951, and recorded on April 3, 1951, in Book 1968, page 605, Register of Davidson County, Tennessee, and the grantees in this deed agree to comply with such covenant and to use that portion of the above described property fronting on the easterly side of Debow Street as the building site, and that portion immediately in the rear thereof and fronting on the westerly side of Dodson Street only for the construction of buildings accessory to residence to be constructed on that portion of the property fronting on the easterly side of Debow Street.

This is improved property known as 1605 Debow Street, Old Hickory, Tennessee 37138.

The two parcels were not surveyed at the time of this conveyance. The legal descriptions were taken from the previous deeds conveying the parcels to the grantor.