THIS INSTRUMENT WAS PREPARED BY:

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Karen Johnson Davidson County
Batch# 1038408 DEEDQC
08/15/2023 01:53:24 PM 4 pgs
Fees: $27.00 Taxes: $0.00
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FROM: **ELIZABETH LEE MATLOCK**
5155 OLD HIGDON ROAD
JOELTON, TENNESSEE 37080

TO: **ERIC K. LOCKERT, TRUSTEE**

FROM: **ERIC K. LOCKERT, TRUSTEE**

TO: **ELIZABETH LEE MATLOCK &**
CRISTOPHER JOE MATLOCK
5155 OLD HIGDON ROAD
JOELTON, TENNESSEE 37080

SEND TAX STATEMENTS TO: **MAP/PARCEL:** **036 00 0 067.00**
SAME **COUNTY:** **DAVIDSON**

QUITCLAIM DEED

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable considerations and good land management and for the express purpose of establishing a joint tenancy with rights of survivorship, the receipt of which is hereby acknowledged **I, ELIZABETH LEE MATLOCK**; hereinafter, called the Grantor(s), by these presents does hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH AND QUITCLAIM** unto **ERIC K. LOCKERT, Trustee,** his successors and assigns, the following described tract or parcel of land in the 1st Council District of Davidson County:

TRACT 4: Being a tract of land as shown on property Map: 36, of Davidson County, Assessor's Office, and lying in Davidson County, Nashville, Tennessee. Bounded in General by Old Higdon Road on the North, Leonard Melton on the East, a 0.08 acres tract claimed by George Allen on the South and a 2.33 acre Allen tract on the West, originally surveyed by Ralph Lambert R.L.S. # 162 and dated November 9, 1971, more particularly described as follows:

Beginning at an iron pin set on the South margin (25 feet from the center) of Old Higdon Road, in the common line of Leonard Melton

(Ref. Deed Book: 10058, Page: 406 R.O.D.C.), said pin being located N 03°33'13" W 6.57' from an existing iron pipe; thence, leaving said road and with Melton's West line running generally on the West edge of a gravel Drive S 012°34'25" W 640.38' to an iron pin set, at the George Allen's original SE corner and the NE corner of a 0.08 acre Allen claim; thence, leaving Melton with Allen's original South line N 87°30'00" W 63.24" to an iron pin set, the SE corner of 2.33 acre George Allen tract; thence, leaving the 0.08 acre and with Allen's tract N 28°07'09" W 372.19" to an iron pin set on the South margin of Old Higdon Road; thence, leaving Allen's 2.33 acre tract and with the margin of said road with a curve to the left having the following characteristics: Delta = 01°06'43"; Radius = 315.95'; Arc = 6.13'; Tangent= 3.07'; and Chord = N 37°03'04" E 6.13' to an iron pin set; thence N 36°29'43" E 96.92' to an iron pin set; thence, with a curve to the right with the following characteristics: Delta = 05°03'26"; Radius = 1107.18'; Arc = 97.73'; Chord = 48.90'; Tangent = N 39°01'26" E 97.70 to an iron pin set; thence, N 41°33'09" E 201.00' to the point of beginning, containing 2.09 acres, more or less, and being a portion of George Berry Allen property as recorded in Deed Book: 111, Page: 16, Register of Deed's office of Cheatham County. According to a survey by Randolph L. Chapdelaine RLS# 1444, 7111-B Sweetgum Rd., Fairview, Tennessee 37062 , and dated May 5, 1999 and as shown on plat of record as recorded in Plat Book: 14, Page: 651, and Slide #: 1102 in the Register of Deed's office for Cheatham County, Tennessee to which reference is hereby made for a more accurate description thereof.

Being the same land conveyed by Warranty Deed on July 21, 1999 to Elizabeth Matlock, also known as Elizabeth Lee Matlock and/or Elizabeth L. Matlock, and husband, Joseph Matlock, also known as Joseph Leroy Matlock and/or Joseph L. Matlock, from Berry Allen, a widower, of record in Deed Book: 478, Page: 699, in the Register of Deed's office for Cheatham County Tennessee and by Instrument Number: 200008160081149 in the Register of Deed's office for Davidson County Tennessee. Joseph Leroy Matlock having passed on April 15, 2023; thereby, Elizabeth Lee Matlock became the sole owner of the above property by tenants by the entirety.

This is unimproved property, known as: Tract #4 off Old Higdon Road, Joelton, Tennessee 37080 consisting of approximately 2.09 acres as 5125 Cotton Patch Road, Joelton, Tennessee 37080 (Map/Parcel: 03600006700 for Davidson County).

THIS DEED AND LAND is subject to the right of way of Old Higdon Road and any and all restrictions, covenants of records and easements for utilities of record as shown on plat of record as recorded in Plat Book: 14, Page: 651, and Slide #: 1102 in the Register of Deed's office for Cheatham County, Tennessee to which reference is hereby made for a more accurate description thereof.

THIS DEED is prepared from information furnished by the Grantor(s) and prior deeds of record. No title search or opinion has been given and is subject to the findings of a title report.

And

TRACT 5: Being a tract of land as shown on property Map: 36, of Davidson County, Assessor's Office, and Lying in Davidson County, Nashville, Tennessee. Bounded in General by Leonard Melton on the East, a 4.00 acres tract claimed by George Allen on the West and a 2.09 acre Allen Tract on the North, more particularly described as follows:

Beginning at an iron pin set on the West common line of Leonard Melton (Ref. Deed Book: 10058, Page: 406, R.O.D.C.) said iron pin being located S 01°34'25" W 640.38' from an iron pin set on the South margin (25' from center) of Old Higdon Road and being the original SE corner of George Allen (Ref. Deed Book: 111, Page: 16 R.D.D.C.); thence, with Melton's West line S 01°34'25" W 109.86' to an iron pin set, also being the NE corner of George Allen 4.00 acre claim; thence, leaving Melton's line and with the East line of the Allen 4.00 acre claim N 28°07'09" W 127.64' to an iron pin set in the original boundary line of Allen; thence, leaving the line of the Allen 4.00 acre claim, and with Allen's originally boundary line and the South line of an Allen 2.09 acre tract S 87°30'00" E. 63.24' to the point of beginning, containing 0.08 acres, more or less, and being an area claimed by George Allen by possession based on a survey by Ralph Lambert RLS #162 and dated November 9, 1971 according to a survey by Randolph L. Chapdelaine R.L.S #1444, 7111-B Sweetgum Road, Fairview, Tennessee 37062, and dated May 5, 1999 and as shown on plat of record as recorded in Plat Book: 14, Page: 651, and Slide #: 1102 in the Register of Deed's office for Cheatham County, Tennessee to which reference is hereby made for a more accurate description thereof.

Being the same land conveyed by Warranty Deed on July 21, 1999 to Elizabeth Matlock, also known as Elizabeth Lee Matlock and/or Elizabeth L. Matlock, and husband, Joseph Matlock, also known as Joseph Leroy Matlock and/or Joseph L. Matlock, from Berry Allen, a widower, of record in Deed Book: 478, Page: 699, in the Register of Deed's office for Cheatham County Tennessee and by Instrument Number: 200008160081149 in the Register of Deed's office for Davidson County Tennessee. Joseph Leroy Matlock having passed on April 15, 2023; thereby, Elizabeth Lee Matlock became the sole owner of the above property by tenants by the entirety.

This is unimproved property, known as: Tract #5 off Old Higdon Road, Joelton, Tennessee 37080 consisting of approximately 0.08 acres as 5125 Cotton Patch Road, Joelton, Tennessee 37080 (Map/Parcel: 03600006700 for Davidson County).

THIS DEED AND LAND is subject to the right of way of Old Higdon Road and any and all restrictions, covenants of records and easements for utilities of record as shown on plat of record as recorded in Plat Book: 14, Page: 651, and Slide #: 1102 in the Register of Deed's office for Cheatham County, Tennessee to which reference is hereby made for a more accurate description thereof.

THIS DEED is prepared from information furnished by the Grantor(s) and prior deeds of record. No title search or opinion has been given and is subject to the findings of a title report.

And now I, **ERIC K. LOCKERT, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH AND QUITCLAIM** unto **ELIZABETH LEE MATLOCK and CRISTOPHER JOE MATLOCK**, as joint tenants with rights of survivorship, their heirs and assigns, the same property hereinabove described, and said property is conveyed subject to the same

limitations, restrictions and encumbrances as may affect the premises. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY AND WITNESS WHEREOF, the Grantor(s) herein have hereunto set **their** signatures and executed this instrument, on this the **11th day of August 2023.**

Elizabeth Lee Matlock

ELIZABETH LEE MATLOCK, GRANTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named bargainor(s,) ELIZABETH LEE MATLOCK, GRANTOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at 112 Frey Street, Ashland City, Tennessee 37015, this the 11th day of August 2023.

Maria C. Binkley

Notary Public **My Commission Expires: 09-21, 20 24**

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Eric K. Lockert

Eric K. Lockert, Trustee

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named bargainor, **Eric K. Lockert, Trustee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** executed the within instrument for the purpose therein contained.

Witness my hand and official seal at 112 Frey Street, Ashland City, Tennessee 37015, this the 11th day of August 2023.

Maria C. Binkley

Notary Public **My Commission Expires: 09-21, 20 24**

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee, Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ZERO DOLLARS ($000.00).

Elizabeth Lee Matlock

ELIZABETH LEE MATLOCK, Affiant

Cristopher Joe Matlock

CRISTOPHER JOE MATLOCK, Affiant

Witness my hand and official seal at 112 Frey Street, Ashland City, Tennessee 37015, this the 11th day of August 2023.

Maria C. Binkley

Notary Public **My Commission Expires: 09-21, 20 24**

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY