Chrissy Henderson, Register
Cheatham County Tennessee
Rec #: 256440 Instrument #: 238308
Rec'd: 20.00 Recorded
State: 0.00 8/14/2023 at 2:46 PM
Clerk: 0.00 in Record Book
Other: 2.00 620
Total: 22.00 PGS 51-54

THIS INSTRUMENT WAS PREPARED BY:

LOCKERT, HAMLIN & HAMLIN PLLC
ATTORNEYS

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Ashland City, Tennessee 37015
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Karen Johnson Davidson County
Batch# 1038409 DEEDQC
08/15/2023 01:54:19 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20230815-0063536

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:
SAME

MAP: **53.00**
PARCEL: **43.02**
COUNTY: **CHEATHAM**

MAP/PARCEL: **036 00 0 032.00**
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 **2ND** civil district of Cheatham County and **1st** Council District of Davidson County:

TRACT 8: Being a tract of land as shown on property Map: 53 of Cheatham County and Map: 36 of Davidson County, Assessor's Office, and lying wholly within the 2nd civil district of Cheatham County, and the general service district of Davidson County, Nashville, Tennessee. Lying on the Davidson Cheatham County line

bounded in general by Old Higdon Road on the South, Willie Jessie Ramey and Herbert L. Gregory on the West, First American National Bank on the North, and Tiffany R. Chapman on the East, more particularly described as follows:

Beginning at an iron pin set on the North margin (25 feet from the center) of Old Higdon Road, in the South line of Willie Jesse Ramey (Ref. Deed Book: 229, Page: 135 R.O.C.C.); thence, leaving Old Higdon Road and with Ramey's South and East Line N 67°00'00"E 390.49' to an iron pin set; thence, N 23° 00'00' W 200.00' to an iron pin set in the South line of Herbert L. Gregory (Ref. Deed Book: 225, Page: 654, R.O.C.C.); thence, leaving Ramey and with Gregory's South and East Line N 67°00'00" E 190.00' to an iron pin set; thence, N 23°00'00" W 186.00' to an iron pin set in the South line of First American National Bank (Ref. Deed Book: 424, Page: 81 R.O.C.C.); thence, leaving Gregory and with the Bank's South line N 67°00'00" E 633.76' to an iron pin set in the West line of Tiffany R. Chapman (Ref. Deed Book: 9850, Page: 240, R.O.D.C.); thence, leaving said Bank and Chapman's West line S 01°34'25" W 439.57' to an iron pin set on the North margin of Old Higdon Road and being located N 01°34'35" E 2.44 from an existing iron pin; thence, leaving Chapman and with North margin of Old Higdon Road S 41°33'09" W 260.63'; thence, with a curve to the left having the following characteristics: Delta = 05°03'26"; Radius = 1157.18'; Arc = 102.14'; Tangent = 51.10'; and Chord = S 39°01'26" W 102.11' to an iron pin set; thence, S 36°29'43" W 96.92' to an iron pin set; thence, with a curve to the right with the following characteristics: Delta = 24°26'09"; Radius = 265-95'; Arc = 113.42'; Tangent = 57.59'; and Chord = S 48°42'47" W 112.57' to an iron pin set; thence, S 60°55'52" W 54.43' to an iron pin set; thence, with a curve to the left having the following characteristics: Delta = 03°44'05"; Radius = 1576.84'; Arc = 102.79'; Tangent = 51.41'; and Chord = S 59°03'50" W 102.77' to an iron pin set; thence, S 57°14'25" W 161.82 to an iron pin set; thence, with a curve to the right having the characteristics: Delta = 35°02'35"; Radius = 57.90'; Arc = 35.41'; Tangent 18.28'; and Chord = S 74°45'42" W 34.86' to an iron pin set; thence, with a curve to the right having the following characteristics: Delta = 38°40'29"; Radius = 117.48'; Arc = 79.30; Tangent = 41.23'; and Chord = N 68°22'46" W 77.80' to an iron pin set; thence, N 49°02'31" W 142.10' to an iron pin set; thence, with a curve to the right having the following characteristics: Delta = 06°32'02"; Radius = 850.93'; Arc = 97.04'; Tangent = 48.57'; and Chord = N 45°46"30" W 96.99 to and iron pin set; thence, N 42°30'28 W 30.85' to the point of beginning, containing 10.33 acres, more or less, and being a portion of George Berry Allen property as recorded in Deed Book: 111, Page: 16, Register'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 #8 off Old Higdon Road, Joelton, Tennessee 37080 consisting of approximately 10.33 acres (Map: 53.00, Parcel: 43.02 for Cheatham County) and as 5156 Cotton Patch Road, Joelton, Tennessee 37080 (Map/Parcel: 03600003200 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. The above described tract is subject to a gas pipe line running through the eastern portion.

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 2024**

MARIA C. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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.

Notary Public **My Commission Expires: 09-21, 2024**

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, Affiant

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.

Notary Public **My Commission Expires: 09-21, 2024**

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY