Karen Johnson Davidson County
Batch# 1043647 DEEDQC
08/29/2023 08 22 56 AM 3 pgs
Fees $17 00 Taxes $0 00
20230829-0067426

Record and Return Mail To:
This Instrument Prepared By
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To	Map and Parcel No
Freddie L. Derricks and Mary L. Derricks, Co-Trustees Derricks Family Revocable Living Trust 220 Hidden Court Old Hickory, TN 37138	New Owner	04314016400 04314016500

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Mary L. Derricks and husband Freddie L. Derricks**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Freddie L. Derricks and Mary L. Derricks, Co-Trustees, Derricks Family Revocable Living Trust Agreement dated August 23, 2023** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

TRACT 1:

Being Lot No's 15, 16, and 17, of Block B of Yowell subdivision a map of which is of record in Book 974, Page 61, Register's Office of Davidson County, Tennessee.

Said Lot 15, 16, and 17 of Block B are further described as fronting together a total of 75 feet on the southerly side of said Old Hickory Blvd, and beginning at the point in the southerly margin of said Old Hickory Blvd which point is the northeasterly corner of said subdivision and running thence southerly with the eastern boundary of said subdivision a distance of 225 feet to a point (which point is the northeasterly corner of Lot No. 18 in Block B) and thence westerly with the northerly boundary of said lot 18 a distance of 65 feet to the point (which point is the southeasterly corner of Lot No. 14 in Block B) and thence northerly with the easterly border of Lot No. 14 in a straight line to the southerly margin of Old Hickory Blvd , and thence with said southerly margin of Old Hickory Blvd, easterly a distance of 75 feet to the point of beginning.

This property is commonly known as· **810 Old Hickory Blvd, Madison, TN 37115**.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Rainbow Terrance, Section II A of record in Book 1835, Page 85, Register's Office for Davidson County.

Said Lot No 54 fronts 150 feet on the southerly side of Old Hickory Boulevard and extends back between parallel lines 345 feet to a dead line.

Being the same property conveyed to **Mary L. Derricks and husband Freddie L. Derricks**, by Warranty Deed dated March 3, 2010, from **John B. Cole**, recorded in Instrument No. 20100305-0017058, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **810 & 814 Old Hickory Blvd., Madison, TN 37115.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 23rd day of August 2023

Mary L. Derricks

Mary L. Derricks

Freddie L. Derricks

Freddie L. Derricks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mary L. Derricks**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August 2023.

Notary Public

My Commission Expires:
8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

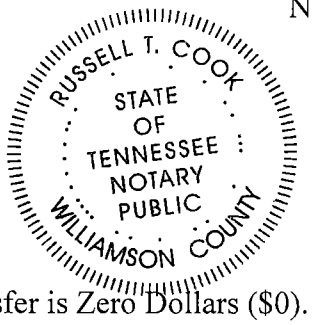
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Freddie L. Derricks**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August 2023.

Notary Public

My Commission Expires: 6/10/2027



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 23rd day of August 2023.

Notary Public

My Commission Expires 6/10/2027

