Karen Johnson Davidson County
Batch# 1061087 DEEDQC
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Fees $17 00 Taxes $0 00
20231017-0081276

This document prepared by Lynn Newcomb
Attorney at Law
106 Spring Street, Suite 102
Ashland City, TN 37015

Raymond Edward Dale Ingram

TO. Stephanie Jenkins
5039 Lickton Pike
White Creek TN 37189

MAP & PARCEL: Portion of
031 00 0 040.00
And 023-00-0-112.00
And 031-00-0-039.01

SEND TAX BILLS TO: NEW OWNER

QUITCLAIM DEED

For no monetary consideration but in order to carry out the provisions of the Last Will and Testament of Raymond Edward Ingram, Jr., I, Raymond Edward Dale Ingram, Grantor herein, do by these presents quitclaim and convey unto Stephanie Jenkins, married, Grantee herein, and her heirs and assigns, the real property located in Davidson County, Tennessee, to wit:

Tract 1 - A portion of Map & Parcel 031 00 0 040 00

Being a tract of land in the 3rd Civil District of Davidson County beginning at an existing iron pin in the easterly margin of Lickton Pike, said pin being a common corner to John Gunn DB- 20180911 0089992 R O D C T and being the moat northeast corner of herein described tract, Thence now leaving said margin with said Gunn S 54°03'57"E 484 72 feet to an existing iron pin in the westerly line of Patricia E Wall WB- 20100526 0040546 R O D C T , Thence now leaving said Gunn with said Wall foi the next 4 calls S 51°59'23"W 313 50 feet to a point in the creek, Thence S 23°16'38"W 478 69 feet to an existing iron pin, Thence S 12°55'58"W 1178 25 feet to a point in the creek, Thence S 01°26'08"W 35 92 feet to a set iron pin, Thence now leaving said Wall with new lines for the next 4 calls N 46°37'23"W 829 55 feet to an agreed post; Thence N 39°47'17"E 92 02 feet to an agreed set iron pin, Thence N 06°46'17"W 74 10 feet to an agreed corner, Thence S 32°44'04"E 241 87 feet to a set iron pin, said pin being a common corner to Raymond E Ingram Jr DB 4618, PG 624 R O D C T , Thence with said Raymond N 38°35'02"E 391.19 feet to a set iron pin, said pin being a common corner to Stephine Jenkins QCD- 20040223 0020512 R O.D.C.T., Thence now leaving said Raymond with said Jenkins for the next 4 calls S 52°51'37"E 309 94 feet to a set iron pin, Thence N 12°58'43"E 596 77 feet to a set iron pin, Thence N 29°32'07"E 159 13 feet to an existing iron pin, Thence N 51°33'10"W 530 37 feet to an existing iron pin in the easterly margin of Lickton Pike, Thence now leaving said Jenkins with said margin for the next 3 calls. N 47°11'08"E 317 74 feet to a set iron pin, Thence N 45°54'10"E 257 97 feet to an existing iron pin, Thence N 41°21'46"E 36 07 feet to the point of beginning containing 14.34 acres.

Being a portion of the land conveyed to Elizabeth Dale Ingram, et vir R E Ingram, by Elizabeth D Ingram and J C Dale, Jr , by deed of record at Deed Book 3135, page 293, Register's Office of

Davidson County, Tennessee R E Ingram having since died on or about April 22, 1974, and Elizabeth D Ingram having since died on or about January 3, 2005, vesting title in Raymond E Ingram, Jr , as evidenced by the Affidavit of Heirship recorded simultaneously herewith of record at Instrument No 20231017-0081273 Register's Office of Davidson County, Tennessee Raymond E Ingram, Jr , having since died on August 13, 2019, vesting title in Raymond Edward Dale Ingram and Stephanie Jenkins under his Last will and Testament of record in Seventh Circuit Court of Davidson county, Docket No 21P722, and more accurately described by a survey done by Anthony T Bollinger R L S TN LIC No 2095 dated March 25, 2023. Raymond Edward Dale Ingram and Raymond Edward Ingram III being one and the same

Tract 2 – Map & Parcel 023-00-0-112 00
Land in the 10th Civil District of said county, beginning at an iron pin marking the intersection of the centerline of Crocker Springs Road extended and the south right of way of Lickton Pike, thence South 24°- 00' west 68 50 feet thence in a southwesterly direction with a 6° - 51' right curve 279 81 feet, to an iron pin, thence south 27° - 50' east 191 30 feet, thence S 62° - 10' west 45 00 feet, thence south 35° - 10' east 237.50 feet, thence N 51° - 32 feet east 871.08 feet, thence north 38° - 35' west 548 85 feet, thence south 59° - 05' west 120.80 feet, thence south 58° - 00' west 105 30 feet thence in a southwesterly direction with a 14° - 32' left curve 234 03 feet to the point of beginning containing 10 0 acres more or less according to a survey by Donald W Fortner dated July 1, 1972

Being the same property conveyed to Raymond E Ingram, Jr , by Raymond E Ingram and wife, Elizabeth Dale Ingram, of record at deed book 4618 page 624, dated July 13, 1972, of record at the Register's Office of Davidson County Tennessee Raymond E Ingram, Jr , having since died on August 13, 2019, vesting title in Stephanie Jenkins under his Last will and Testament of record in Seventh Circuit Court of Davidson county, Docket No 21P722. For further reference, see Affidavit of Heirship of Raymond Edward Ingram, Jr , of record at Instrument No 20231017-0081274 Register's Office of Davidson County, Tennessee.

Tract 3 – Map & Parcel 031-00-0-039 01
That certain lot situated in the 10th Civil District of Davidson County, Tennessee, and described as beginning at a stone opposite U A Hunter's store thence southeast 30 feet to a stone, thence northeast 40 feet to a stone, thence northwest to a stone, thence southwest 40 feet to the beginning, on which a frame warehouse building was constructed about 60 to 65 years ago Being part of the property conveyed to Roger Simpkins by deed from Virgil W Britt, Sr , and wife, of record in Book 5670, page 994, Register's Office for Davidson County, Tennessee, to which reference is made for further information Being the same property conveyed to Raymond E Ingram, Jr , and wife, Sarah S Ingram, by deed from Roger Simpkins and wife, Linda Simpkins, in Book 5934, page 930, Register's Office for Davidson County, Tennessee Sarah S Ingram having since died on October 6, 2014, and Raymond E Ingram, Jr , having since died on August 13, 2019, vesting title in Stephanie Jenkins under his Last will and Testament of record in Seventh Circuit Court of Davidson county, Docket No 21P722 For further reference, see Affidavit of Heirship of Raymond Edward Ingram, Jr , of record at Instrument No 20231017-0081275 , Register's Office of Davidson County, Tennessee.

This conveyance is made subject to such liens, encumbrances, restrictions, or other matters as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 29 day of Sept, 2023.

RAYMOND EDWARD DALE INGRAM

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Raymond Edward Dale Ingram, the within named bargainor, 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 purposes therein contained.

WITNESS MY hand, at Ashland City, Cheatham County, Tennessee, this the 29 day of September, 2023.

Margaret Brady
NOTARY PUBLIC

My Commission Expires. 9/19/26

MARGARET BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this transfer is EXEMPT.

Stephanie Jenkins
Grantee/Affiant

SWORN to and subscribed before me
this the 29 day of September, 2023.

Margaret Brady
NOTARY PUBLIC

My commission expires: 9/19/26

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTOR. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THIS INSTRUMENT AND THUS NO OPINION, ADVICE, OR WARRANTY AS TO THE STATUS OF TITLE IS MADE BY THE PREPARER.

MARGARET BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM