THIS INSTRUMENT WAS PREPARED BY:

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ATTORNEYS

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Karen Johnson Davidson County
Batch# 1061633 DEEDQC
10/18/2023 09 18 45 AM 3 pgs
Fees $17 00 Taxes $0 00

20231018-0081593

FROM: **JAMES M. WHITSITT, III AND WIFE, DIANNE B. WHITSITT**
5727 KNOB ROAD
NASHVILLE, TENNESSEE 37209

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

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

TO: **JAMES M. WHITSITT, III AND WIFE, DIANNE B. WHITSITT**
5727 KNOB ROAD
NASHVILLE, TENNESSEE 37209

SEND TAX BILLS TO:
SAME

MAP & PARCEL: **103 05 0 024.00**
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 by creating a tenancy by the entirety and for the express purpose of settling the final affairs of Blanche Miller Whitsitt, and the receipt of which is hereby acknowledged **We, JAMES M. WHITSITT, III** and **WIFE, DIANNE B. WHITSITT;** 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 **Davidson County**:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Hillwood Park, as of record in Book: 3300, Pages: 27 and 28, said Register's office.

Said Lot No. 51 fronts 202.63 feet on the south side of Knob Road and extends back 249.8 feet on the westerly line and 177.2 feet on the easterly line, to an irregular line in the rear on which it measures 186.2 feet.

Being the same property conveyed to James M. Whitsitt, III and wife,

Dianne Whitsitt, and Blanche Whitsitt, also known as Blanche Miller Whitsitt, from Joseph L. Mercer, III and wife, Theresa Sega Mercer of record in Book: 7128, Page: 908 in the Register's Office of Davidson County, Tennessee (Legal Reference: 00007128-0000908). Blanche Miller Whitsitt having passed away on June 17, 1997 testate, and was survived by James M. Whitsitt, III, who is the only heir/son of Blanche Miller Whitsitt and who represents the totality of all of the naturally born or adopted children that the decedent, Blanche Miller Whitsitt, had during her life, including any predeceased children; thereby, her interest in said described land would vest in James M. Whitsitt, III by testate intent and succession within the State of Tennessee.

This deed is prepared from information of prior deeds furnished by the Grantor(s) without the benefit of survey; additionally, a title search has not been performed nor has there been a title opinion given in regards to this property transfer.

This is improved property known as: 5727 Knob Road, Nashville, Tennessee 37209

This conveyance is subject to the right of way of Knob Road and any and all covenants, restrictions, and/or indebtedness that may affect the premises.

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 **JAMES M. WHITSITT, III** and **WIFE, DIANNE B. WHITSITT**, as tenants by the entirety, 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 **16th day of October 2023.**

James M. Whitsitt III

JAMES M. WHITSITT, III, 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,) JAMES M WHITSITT, III, GRANTOR, 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, additionally, JAMES M WHITSITT, III, as an Heir of the Decedent, BLANCHE MILLER SHITSITT, hereby swears and affirms the contents of the derivation clause within this instrument are correct and true to the best of his knowledge

Witness my hand and official seal at 112 Frey Street, Ashland City, Tennessee 37015, this the 16th day of October 2023

Maria C. Binkley

Notary Public My Commission Expires 09-21-24

MARIA C. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

DIANNE B. WHITSITT, 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,) DIANNE B WHITSITT, 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, additionally, DIANNA B WHITSITT, hereby swears and affirms the contents of the derivation clause within this instrument are correct and true to the best of her knowledge

Witness my hand and official seal at 112 Frey Street, Ashland City, Tennessee 37015, this the 16th day of October 2023

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 16th day of October 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).

JAMES M. WHITSITT, III, Affiant

DIANNE B. WHITSITT, III, Affiant

Witness my hand and official seal at 112 Frey Street, Ashland City, Tennessee 37015, , this the 16th day of October 2023.

Notary Public My Commission Expires: 09-21, 2024

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY