Karen Johnson Davidson County
Batch# 1070181 DEEDWARR
11/13/2023 09:12:51 AM 3 pgs
Fees: $18.00 Taxes: $92.50
20231113-0087886

THIS INSTRUMENT PREPARED BY:
Sidney W. Gilreath, Attorney at Law
550 W. Main Street, Suite 600
Knoxville, TN 37902

Address of New Owner:
Jack P. Pickard
8276 McCrory Lane
Nashville, TN 37221

Send Tax Bill To:
Jack P. Pickard
8276 McCrory Lane
Nashville, TN 37221

Map-Parcel Number
Tract No. 1 140-00-0-034

Tract No. 2 140-00-0-028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ [illegible]

[illegible]
Affiant

Subscribed and Sworn to before me, this the 10th day of November, 2023.

Karen M. Brunetti
Notary Public
My Commission Expires: July 7, 2025

KAREN M. BRUNETTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2025

This deed was prepared from the deeds obtained from the Davidson County, Tennessee Register's Office without any title work or search of the records having been performed concerning the subject properties.

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, GINGER PICKARD, hereinafter called GRANTOR, having bargained and sold, and by these presents do transfer and convey unto JACK P. PICKARD, hereinafter called the GRANTEE, his heirs and assigns, my fifteen and three hundred eighty five/ thousandth (15.385%) percent undivided interest as tenants in common, in two 920 tracts or parcels of land in Davidson County, State of Tennessee, further described as follows to-wit:

TRACT NO.1

Land in the 9th Civil District of Davidson County, Tennessee, being Tract No. 4 of the R.N. Hutton Estate, as shown on a survey by G. Barry Greer, Surveyor, dated May 15, 1972, described as follows:

Beginning at a point in the southwesterly margin of McCrory Lane, said point being the northeast corner of property conveyed to F. E. McDearmon and wife, by deed of record in Book 4442, page 97,

Register's Office for said County; thence leaving said margin of McCrory Lane, running along McDearmon's northerly line, south 64 degrees 06 minutes west 348.57 feet to an iron pin; thence south 24 degrees 36 minutes east 412.2 feet to an iron pin; thence south 50 degrees 04 minutes east 138.6 feet to a stake; thence 37 degrees 12 minutes east 148.4 feet to a stake by a poplar stump; thence south 2 degrees 34 minutes east 118.6 feet to a point; thence south 5 degrees 11 minutes west 156 feet to a stake by a forked Locust; thence south 2 degrees 24 minutes east 137.3 feet to a stake by a blazed walnut; thence south 31 degrees 38 minutes east 229.6 feet to an iron pin; thence south 21 degrees 59 minutes east 145.3 feet to a stake by a Mulberry; thence south 55 degrees 23 minutes east 152.2 feet to an iron pin; thence south 30 degrees 16 minutes east 126.8 feet to a stake by a Walnut; thence south 15 degrees 04 minutes east 216.6 feet to an iron pin; thence south 27 degrees 10 minutes east 306 feet to a point; thence south 5 degrees 00 minutes west 326.1 feet to a stake; thence south 19 degrees 13 minutes west 252.7 feet to an iron pin; thence south 45 degrees 56 minutes west 181.9 feet to a concrete monument; thence south 17 degrees 20 minutes west 143 feet to a post; thence south 05 degrees 57 minutes west 306.1 feet to a post; thence south 88 degrees 47 minutes west 260 feet to a point; thence running along an old wire fence north 85 degrees 10 minutes west 585 feet to a point; thence north 00 degrees 56 minutes east 3259.42 feet to a point; thence37 degrees 00 minutes east 482 feet to a point in the southwesterly margin of McCrory Lane; thence continuing along said margin of McCrory lane as follows: south 22 degrees 59 minutes east 62.9 feet, south 67 degrees 01 minutes west 10 feet, south 22 degrees 59 minutes east 89.4 feet and continuing with a curve having a delta of 15 degrees 49 minutes; and a radius of 1100.2 feet, southeastwardly, 303.6 feet the point of beginning, containing 54.92 acres, more or less.

Being the same property conveyed to CHARLYNE HUTTON PICKARD by FIRST AMERICAN NATIONAL BANK of Nashville, Tennessee as Executor of the Estate of Roger N. Hutton by Deed of Record in Book 4625, page, 478, (Legal Reference 00004625-0000478) Register's Office for Davidson County, Tennessee.

This unimproved property known as 0McCrory Lane, Nashville, TN 37221.

TRACT NO. 2

Land located in the 9th Civil District of Davidson County, Tennessee, on McCrory Road, as surveyed by S.H. Hutchinson on June 12th 1952.

Beginning at a point in the center of McCrory Road, same being the Northeast corner of the Presley tract; thence South 75 degrees West 41 ½ poles to a stake; thence North 20 degrees West 44 ¾ poles to a small Black Walnut tree with small Elm Pointer at the edge of a drain; thence North 57 degrees East 36 poles to center of McCrory Road; thence South 50 degrees East 12 poles to a point in said Road; thence South 23 ½ degrees East 10 poles to a point in said Road; thence South 11 degrees East 18 poles to a point in said Road; thence South 27 degrees East 18 ¼ poles to point of beginning, containing 12.75 acres, be the same more or less.

Being the same property conveyed to CHARLENE HUTTON PICKARD by R.N. Hutton by Deed of Record in Book 2086, page 296, (Legal Reference 0000-2086-0000296) Register's Office for Davidson County, Tennessee.

This unimproved property known as 0McCrory Lane, Nashville, TN 37221.

CHARLYNE HUTTON PICKARD and CHARLENE HUTTON PICKARD being one and the same person.

The subject property was devised by Last Will and Testament of Charlyne Hutton Pickard Item FIFTH as follows: "...thirty-five percent (35%) to my son Hutton Buchanan, Sr. thirty-five (35%) percent to my son, Jack Pickard, ten percent (10%) each to Ginger Pickard, Jill Pickard, and Jack L. Buchanan. In the event any of my beneficiaries shall predecease me or die before receiving their entire share, then said amount and share shall go to the survivor or survivors named herein to be based upon the percentages as set forth..."

The said Last Will and Testament of Charlyne Hutton Pickard is of record in Will Book 159, page 012, Office of the Probate Court Clerk of Davidson County, Tennessee. Hutton Buchanan, Sr. having died prior to receiving his share of the assets of the estate. Davidson County Probate Docket NO. 80001.

TO HAVE AND TO HOLD the said tract or parcels of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of the said lands in fee simple, have a good right to convey it and the same is unincumbered, unless otherwise herein set out; and I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, I have set my hand on this the 1 day of November, 2023.

Ginger Pickard

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named, Ginger Pickard, the bargainor, 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 Knoxville, Tennessee, this the 15 day of November, 2023.

Notary Public
My Commission Expires: September 29, 2027

DYANNE SIKALOS
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY