Karen Johnson Davidson County
Batch # 1106860 DEEDQC
03/04/2024 08:49:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240304-0014609

PREPARED BY:
MARTIN HELLER POTEMPA & SHEPPARD
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF Indiana
COUNTY OF Tippecanoe

The actual consideration for this transfer is: $10.00

AFFIANT

Subscribed and sworn to before me, this 8th day of February 2024.

NOTARY PUBLIC

My Commission Expires: 01/31/2032

Zachary A Collins, Notary Public
Tippecanoe County, State of Indiana
Commission No: NP0679128
My Commission Expires 01/31/2032

NOTARY PUBLIC SEAL INDIANA

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ANDREW MCLEAN FRISTOE, TRUSTEE 5411 STATE ROAD, 26 E LAFAYETTE, IN 47905	New Owner	Map and Parcel No.: 107 13 0 125.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Macalyne W. Fristoe, by my Attorney-in-Fact Andrew M. Fristoe, ("Grantor") do hereby quitclaim, transfer and convey unto Andrew Mclean Fristoe, Trustee of the Macalyne W. Fristoe Amended and Restated Trust, dated May 19, 2020, its successors and assigns, all of my right, title, and one-half undivided interest in certain real property in the County of Davidson, State of Tennessee, identified and more particularly described below.

This is improved property known as 1056 Murfreesboro Pike, Nashville, TN 37217 and more particularly described as follows:

Land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee being part of Lot 17 of the subdivision of H.W. Williams land, as of record in Book 547, Page 63, of the Register's Office for said County, described as follows to wit:

Beginning at a point 12 feet east of a small hackberry, which point is south 86 ½ degrees east 119 feet from the center of Mill Creek; also being the corner of Lots 17 and 18; thence with the line between said two lots, south 41 ¼ degrees west 88 feet; thence south 3 ¾ degrees west 366 feet to a post; thence south 15 ½ degrees east 543 feet to a large elm tree; thence north 60 degrees east 759 feet to an oak tree corner; thence north 31 ¾ degrees west 623 feet to a post; thence north 86 ½ degrees west 369 feet to the beginning, containing 11.12 acres.

Also the right of ingress and egress through said Lot 17 and Lot 11 of said H.W. Williams plan, over a 15 foot right-of-way leading from the southeast corner of the above described tract to the Murfreesboro Turnpike, and described as follows:

Beginning at the large elm tree at the southeast corner of the 11.12 acre trac; running thence with the south line of said tract north 15 ½ degrees west 15 feet; thence south 57 ½ degreed west 690 feet; thence south 43 ¾ degrees west 112 feet to the northwest corner of said Lot 11; thence with the northwest line of Lot 11, 200 feet to the northeast boundary of Murfreesboro Turnpike; thence easterly with the Murfreesboro Turnpike 15 feet to a point; thence returning at a uniform distance of 15 feet from the above described line to the point of beginning.

Including the easement for the use of water as set out in instrument of record in Book 967, page 200, R.O.D.C., Tennessee

Being the same property conveyed to Macalyne Fristoe and George M. Watkins, deceased, from George M. Watkins, Macalyne Fristoe and Stan Allen, Attorney, Co-Executors for the Estate of G. Miller Watkins, by Quitclaim Deed recorded in the Register's Office of said county and state at Book 10462, Page 962.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to all existing easements and restrictions as shown of record.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 8th day of February 2024.

Macalyne Fristoe POA

Macalyne Fristoe, Grantor
By Attorney-in-fact Andrew Mclean Fristoe

STATE OF Indiana)

COUNTY OF Tippecanoe)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Andrew Mclean Fristoe, Attorney-in-Fact for Macalyne Fristoe**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness ~~my~~ hand and official seal at office, this 8th day of February 2024.

Zachary Colley

Notary Public

My Commission Expires: 01/31/2032



Zachary A Collins, Notary Public
Tippecanoe County, State of Indiana
Commission No: NP0679128
My Commission Expires 01/31/2032