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

Karen Johnson Davidson County
Batch# 1150742 DEEDQC
06/25/2024 12:50:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240625-0047421

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.
R. Scott Mayberry and Nelda B. Mayberry, Co-Trustees Mayberry Family Revocable Living Trust 5862 Ashland City Highway Nashville, TN 37218	New Owner	05500004700

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, **Robert S. Mayberry and wife, Nelda B. Mayberry**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **R. Scott Mayberry and Nelda B. Mayberry, Co-Trustees, Mayberry Family Revocable Living Trust Agreement dated June 24, 2024** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

See "Exhibit A" for legal description.

Being the same property conveyed to **Robert S. Mayberry and wife, Nelda B. Mayberry**, by Warranty Deed dated October 2, 2008, from **Terry Wilkes and Joe Norman Wilkes II**, recorded in Instrument No. 20081015-0103621, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **5862 Ashland City Highway, Nashville, TN 37218.**

Robert S. Mayberry and **R. Scott Mayberry** are one and the same person.

(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 24th day of June 2024.

Robert S. Mayberry

Nelda B. Mayberry

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 **Robert S. Mayberry**, 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 24th day of June 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

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 **Nelda B. Mayberry**, 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 24th day of June 2024.

Notary Public

My Commission Expires:
7/6/27

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY-06-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Nelda B Mayberry
Affiant

Sworn to and subscribed to before me, this the 24th day of June 2024.

Notary Public

My Commission Expires:
7/4/27



"Exhibit A"

A certain tract or parcel of land described as Tract #4 of the M.P Farmer Property according to an unrecorded survey dated November 17, 2004 by L. Steven Bridges, Jr., Tennessee, Registered Land Surveyor, License No. 1740, being more particularly and specifically described as follows, to wit:

Commencing at an iron rod on the northern margin of Ashland City Highway, said point being the southeast corner of the property of Kelton D. Harston (inst. # 20000511-47810, R.O D.C, TN) and being the southwest corner of the property of Marvin P. Farmer; thence with the said road, S 39 deg. 49 min 22 sec. E. 644.33 feet to a highway monument; thence continuing with said road, S 87 deg. 49 min 55 sec. E 241.51 feet to an iron rod and point of beginning; thence leaving said road with a new line, N 20 deg. 16 min. 05 sec. E 1045.82 feet to an iron rod; thence continuing with new line, N 50 deg. 42 min. 08 sec. W 626.24 fee to an iron rod on the property line of Kelton D. Herston; thence with the property line of Herston, N 33 deg. 08 min 05 sec. E. 393.40 feet to an iron rod; thence continuing with line of Herston, N 04 deg. 17 min. 52 sec. E 244.52 feet to an iron rod at a 30-inch oak tree at the corner of the property of Jack A. Henshaw (DB 5834, Pg 749, R O.D.C, TN), thence with line of Henshaw, S 64 deg. 36 min. 48 sec E 1122.14 feet to an iron rod, thence continuing with the line of Henshaw S 39 deg. 17 min. 52 sec. W 1422.31 feet to the corner of the property of Henshaw; thence with a new line, S 20 deg. 15 min. 41 sec W 795.51 feet to an iron rod on the northern margin of Ahsland City Highway, thence with said road margin, N 87 deg. 48 min. 55 sec. W 52 71 feet to the point of beginning, containg 18.91 acres more or less.

Easement: The above tract is subject to the following ingress and egress easement being more specifically and particularly described as follows to wit:

Commencing at an iron rod on the northern margin of Ashland City Highway, said point being the southeast corner of hte property of Kelton D. Herston(Inst.20000511-47810, R.O.D.C., and being the southwest corner of the property of Marvin P Farmer; thence with the siad road, S39deg 49 min. 22 sec E 844.33 feet to a highway monument; thence continuing with said road, S 87 deg 49 min. 55 sec. E 241.54 feet to an iron rod and point of beginning; thence, leaving northern margin of Ashland City Highway, N 20 deg 16 min. 05 sec. E 309.75 feet to a point, N 02 deg. 21 min 49 sec. E 52.99 feet to a point, N 08 deg. 13 min. 22 sec. E 39.89 feet to a point, N 21 deg. 49 min. 33 sec. E 78.65 feet to a point, N 16 deg. 54 min. 38 sec. E 46.02 feet to a point, N 24 deg. 36 min. 55 sec. E 102.84 feet to a point, N 00 deg. 13 min. 46 sec. E 77 73 feet to a point, N 08 deg. 09 min. 37 sec. E 39.23 feet to a point, N 32 deg 48 min. 47 sec. E 50.46 feet to a point, N 37 deg. 23 min. 04 sec. E. 50.02 feet to a point; N 14 deg. 18 min 13 sec. E 64.09 feet to a point; N. 43 deg. 34 min. 11 sec. E 62.44 feet to a point, N 38 deg. 47 min. 26 sec. E 26.82 feet to a point, N 20 deg 16 min. 05 sec. E 64 57 feet to an iron rod, thence S 50 deg. 42 min. 08 sec. E 123.55 feet to a point; thence S 39 deg 17 min. 52sec. W 204 85 feet to an iron rod; thence, S 20 deg. 15 min. 41 sec. W 795.51 feet to an iron rod on the northern margin of Ashland City Highway; thence with said road margin, N 87 deg. 49 min. 55 sec. W 52.71 feet to the point of beginning.

The foregoing description was prepared from an unrecorded survey of the Marvin P. Farmer Property dated November 17, 2004, by L. Steven Bridges, Jr., Registered Land Surveyor, Tennessee License No. 1740.

Certificate of Authenticity

I, **Josh Tillman**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 24, 2024.

Affiant Signature

June 24, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of June 2024.

Notary's Signature

My Commission Expires: 9/23/2024

Notary's Seal:

