Karen Johnson Davidson County
Batch # 1196562 DEEDQC
10/22/2024 12:15:40 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241022-0082015

THIS INSTRUMENT PREPARED BY:
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214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

TRUSTEE'S QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NO.:
Karen Annita Colson, 101 Kash Derrick Dr. China Spring, Texas 76633	SAME	02100003000 02100003100

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(viii) as being the implementation of the distribution of real property to a trust beneficiary. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

Whereas, Lesa Kay Colson, a resident of Collin County, Texas, owned certain real property in Davidson County, Tennessee (the "Real Property");

Whereas, Lesa Kay Colson died on August 19, 2019 in Collin County, Texas;

Whereas, in her Last Will and Testament dated September 5, 2014 ("Decedent's Will"), Lesa Kay Colson devised said Real Property to the Trustee of the Hill-Colson Revocable Trust u/t/a September 5, 2014 (the "Trust");

Whereas, Decedent's Will was duly admitted to probate in the Probate Court for Collin County, Texas, Docket #PB1-1954-2019;

Whereas, Decedent's Will was duly admitted to probate in the Probate Court for Davidson County, Tennessee, Docket No. 24P1535, for the purpose of establishing muniment of title in the Real Property;

Whereas, pursuant to the terms of the Trust, the Trustee shall distribute the Real Property to Karen Annita Colson, outright and free of trust;

Whereas, the currently acting Trustee of the Trust is Timothy Michael Hill;

Whereas, the Trustee executes this Quitclaim Deed to distribute the Real Property to Karen Annita Colson;

Now, therefore, pursuant to the terms of the Hill-Colson Revocable Trust Agreement dated September 5, 2014, Timothy Michael Hill, Trustee of the Hill-Colson Revocable Trust u/t/a September 5, 2014, ("Grantor") does hereby transfer, convey and quitclaim all of Grantor's right, title and interest in the Real Property, more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, to Karen Annita Colson, her heirs, successors and assigns.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 17th day of September, 2024.

Timothy Michael Hill

Timothy Michael Hill, Trustee of the Hill-Colson Revocable Trust

STATE OF TEXAS)
COUNTY OF Collin)

Before me personally appeared Timothy Michael Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of the Hill-Colson Trust, and that he as such Trustee executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 17th day of September, 2024.

Jonna Simon

Notary Public

My Commission Expires: 8-16-2026

JONNA SIMON
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-16-26
Notary ID # 12659361-2

EXHIBIT A

TRACT 1: 6276 Old Clarksville Pike 02100003000

A certain parcel or tract of land located in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of the Paradise Hill or Clarksville Road, the northeast corner of this tract and the northwest corner of a tract formerly belonging to Heim; thence North 75-3/4° West along the center of said Road, 43.9 poles to the northeast corner of a tract of 10.53 acres, conveyed by A. 0. Baxter and wife, to J. C. Chambliss, by deed of record in Book 875, Page 773, Register's Office of Davidson County, Tennessee, and later corrected by deed of record in Book 866, Page 468, said Register's Office, and the same being the northwest corner of the tract herein described; thence South 19-½° West along said Chambliss' east line, 31.2 poles to a point, the northwest corner of a tract of 5.24 acres conveyed by A. O. Baxter and wife, to Harry Roop, by deed of record in Book 882, Page 573, Register's Office of Davidson County, Tennessee; thence with Roop's north line, South 65-¼° East 11.68 poles, South 62° East 14 poles,

Roop's northeast corner, and an interior corner of the tract herein described; thence with Roop's easterly line, South 15-3/4° West 31 poles to said Roop's southeasterly corner; thence with Roop's south line, North 73-1/2° West 20.6 poles to a point, a corner of the Roop tract, also a corner of the Chambliss tract, both of which are hereinabove referred to; thence with the line of the Chambliss tract, South 28-1/2° West 13.64 poles to a point, said Chambliss' most southerly corner, thence South 30-1/4° East 21.6 poles to a stake, the southwest corner of this tract, in the line of the old Trundoker's property; thence with said line North 79-1/2° East 60.88 poles to two white oaks and two hickory pointers, an interior corner of the Heim tract and the southeast corner of this tract; thence with said Heim's tract North 2-1/2° East 70-1/2 poles to the point of beginning.

There is included in the above description and to be excluded there from a tract of land containing 3.27 acres heretofore sold by deed of A. 0. Baxter and wife, to D. A. Harris, by deed of record in Book 1046, Page 84 of said Register's Office, which is here referred to for a more particular description of said tract of 3.27 acres.

There is also included in the above description and to be excluded there from a tract of land conveyed to James F. Oakley and wife, Delsie G. Oakley, by deed from R. B. Hicks and wife, of record in Book 1542, Page 265, said Register's Office, containing 12.8 acres, more or less.

Being the same property conveyed to Robert B. Hicks and wife, Nora F. Hicks by deed from Alonzo D. Baxter and wife, Ida Belle Baxter of record

in Book 1046, Page 83, dated January 1, 1936, said Register's Office. Robert B. Hicks died testate on or about December 7, 1957, leaving Nora F. Hicks as the surviving tenant by the entirety. Nora F. Hicks died on or about January 20, 1969. Pursuant to the terms of her Will of record in Will Book 93, Page 111, Probate Court for Davidson County Tennessee, a certified copy of which is of record in Book 10565, Page 170, said Register's Office, said property was devised to the Trust u/w/o Nora F. Hicks. A 1/6th undivided interest in said property was conveyed by the Trust to Paul Landis Hicks by deed of record in Book 4627, Page 881, said Register's Office. A 1/6th undivided interest in said property was conveyed by the Trust to Juanita Hicks Colson (being the same person as Martha Juanita Hicks Colson) by deed of record in Book 4627, Page 881, said Register's Office. Juanita Hicks Colson died on June 5, 1998. Pursuant to the terms of her will duly admitted to probate in the Probate Court for Davidson County, Tennessee, Docket No. 00P534, Juanita Hicks Colson devised her interest in said property to Lesa K. Colson and Karen Annita Colson in equal shares as tenants in common.

TRACT 2: 3831 Old Clarksville Pike 02100003100

BEING Lot No. 17 in Eberlee's Plan and bounded as follows:

BEGINNING at a stake in the Nashville and Clarksville Road at Geo. Munis and Allen Heirs corner; thence South 78° East 46.32 poles to a stake, thence North 48 poles to a stake in the road, with gum and maple pointers; thence with center of Clarksville Road, North 78° West 46' 32 poles to the beginning, containing by survey 13 acres and 97 poles more or less.

Being the same property conveyed to R. B. Hicks and wife Nora F. Hicks by deed from E. C. Bracey and wife Celia A. Bracey of record in Book 774, page 272, dated January 3, 1927, said Register's Office. R. B. Hicks died testate on or about December 7, 1957, leaving Nora F. Hicks as the surviving tenant by the entirety. Nora F. Hicks died on or about January 20, 1969. Pursuant to the terms of her will of record in Will Book 93, Page 111, Probate Court for Davidson County Tennessee, a certified copy of which is of record in Book 10565, Page 170, said Register's Office; said property was devised to said property was devised to the Trust u/w/o Nora F. Hicks. A 1/6th undivided interest in said property was conveyed by the Trust to Paul Landis Hicks by deed of record in Book 4627, Page 881, said Register's Office. A 1/6th undivided interest in said property was conveyed by the Trust to Juanita Hicks Colson (being the same person as Martha Junita Hicks Colson by deed of record in Book 4627, Page 881, said Register's Office. Juanita Hicks Colson died on or about June 5, 1998. Pursuant to the terms of her will duly admitted to probate in the Probate Court for Davidson County, Tennessee, Docket No. 00P534, Juanita Hicks Colson devised her interest in said property to Lesa K. Colson and Karen Annita Colson in equal shares as tenants in common.