Karen Johnson Davidson County
Batch# 1218592 DEEDQC
12/20/2024 10:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241220-0099030

THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2024-1745	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* Megan Crawford *Affiant* Sworn to and subscribed to before me this 5th day of December 2024. April D. Wideman *Notary Public* *My commission expires:* 03/07/2025 APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of New Owner:
Jennifer Sellers
1065 Forest Drive
Kingston Springs, TN 37082

Send Tax Bills To:
Owner

Street Address of Subject Property:	**Parcel ID:**
8025 Quail Creek Road Nashville, TN, 37221	127-00-0-284.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Sellers, Executor and Sole Beneficiary of the Estate of Kevin Kephart, deceased**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Jennifer Sellers,** hereinafter called "**GRANTEES**," his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

WITNESS my hand this 5th day of December, 2024.

Grantor – Jennifer Sellers, Executor

Grantor – Jennifer Sellers, Sole Beneficiary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jennifer Sellers, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Executor of The Estate of Daniel Kephart, the within named bargainor, as Executor so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the her name as Executor of said Estate.

WITNESS my hand and seal at office, this 5th day of December, 2024.

NOTARY PUBLIC

My commission expires: 03/07/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jennifer Sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 5th day of December, 2024.

NOTARY PUBLIC

My commission expires: 03/07/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"

A tract of land in the 23rd Councilmanic District, Metropolitan, Nashville, Davidson County, Tennessee, at one time being a part of Parcel 181 on Tax Map 113 and also being a part of Lot no. 9 on the plan of Quail Creek Estate as of record in Book 5200, Page 3, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Quail Creek Court at the common corner of Lots 9 and 10 said Quail Creek Estate; thence,

1. With the common line between Lots 9 and 10, S70°13'W, 278.00 feet; thence,
2. N 55°27'W, 605.00 feet; thence,
3. S51°21'19"W, 510.66 feet to a point at the common corner of Tracts 2 and 4; thence,
4. With the line between Tracts 2 and 4, N46°11'19"W, 314.41 feet to a point at the common corner of Tracts 2 and 3; thence,
5. With the common line between Tracts 2 and 3, N31°12'43"E, 487.84 feet to a point in the south line of Tract No. 1; thence,
6. With the common line between Tracts 1 and 2 and with the center of a 50-foot Common Access and Public Utilities Easement, S44°45'E, 370.00 feet to the beginning of a curve; thence,
7. With said curve to the left (radius 57.32 feet) southeasterly a distance of 55.28 feet and having a chord bearing and distance of S72°22'30"E, 53.160 feet; thence,
8. With a curve to the right (radius 102.54 feet) southeasterly a distance of 79.73 feet and having a chord bearing and distance of S77°43'30"E, 77.732 feet, thence,
9. S55°27'E, 375.00 feet to the beginning of a curve; thence,
10. With said curve to the left (radius 275.76 feet) southeasterly a distance of 118.16 feet and having a chord bearing and distance of S67°43'30"E, 117.257 feet; thence,
11. S80°00'E, 125.00 feet to the beginning curve; thence,
12. With said curve to the left (radius 125.00 feet) northeasterly a distance of 160.76 feet to a point on the southerly right-of-way line of Quail Creek Court and having a chord bearing and distance on N63°09'25"E, 149.906 feet; thence,
13. With the southerly right-of-way line of Quail Creek Court with a curve to the right (radius 100.00 feet) northwestwardly a distance of 49.62 feet; thence,
14. S43°13'E, 43.96 feet to the point of beginning and containing 225,175 square feet or 5.169 acres.

Subject to a 50-foot wide Common Access and Public Utilities Easement along total length between Tracts 1 and 2.

Being a portion of the same property conveyed to Bobby Kephart, et ux. Thelma Kephart by Deed recorded in Book 8847, Page 643, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel Lee Kephart by Quitclaim Deed from Bobby Kephart and wife, Thelma Kephart of record in Book 10152, Page 149, Register's Office for Davidson County, Tennessee, dated August 8, 1996 and recorded on August 9, 1996. Daniel Lee Kephart having died testate, and by his Last Will and Testament, Case No. 24P494 in the Seventh Circuit (Probate) Court for Davidson, Tennessee, appointed Jennifer Nicole Sellers as Executor.

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 5, 2024.

Affiant Signature _____

December 5, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5th day of December 2024.

April D. Wideman
Notary's Signature

MY COMMISSION EXPIRES: 03/07/2026

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY