

Prepared By:  
Katie Storey

After Recording Return To:  
Katie Storey  
606 Idlewood Dr  
Mount Juliet, Tennessee 37122

BK/PG: 2026/1732-1735  
20732086

4 PGS : QUITCLAIM DEED	
LEANNE ATWOOD 469171 - 20732086	
12/09/2020 - 08:58 AM	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, WILSON COUNTY  
**JACKIE MURPHY**  
REGISTER OF DEEDS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### QUITCLAIM DEED

On November 18, 2020 THE GRANTOR(S),

- Katie Storey, a married person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Kelley Ledet, a single person, residing at 1586 Needmore Road, Old Hickory, Wilson County, Tennessee 37138

the following described real estate, situated in Old Hickory, in the County of Wilson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Gift to Family

**Grantor Signatures:**

DATED: 11-14-20

Katie Storey  
Katie Storey  
606 Idlewood Dr  
Mount Juliet, Tennessee, 37122

STATE OF TENNESSEE, COUNTY OF WILSON, ss:

On this 14<sup>th</sup> day of November, 2020, before me personally appeared Katie Storey, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Sheliah Reid  
Notary Public

Notary  
Title (and Rank)

My commission expires 01-08-2024



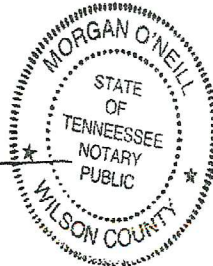
I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is \$0.00.

Taylor Johnson  
Affiant

Affiant's Name: Taylor Johnson

Witness my hand and official seal this 14<sup>th</sup> day of  
November, 2020.

x Morgan O'Neill  
My commission expires: 4-13-22



## Exhibit "A"

Property is shown as parcel 181.00 on Wilson County Property Map 50, and more particularly described according to a field-run survey performed on April 24, 2017 by Quenton S. Pulliam, Registered Land Surveyor #TN2346 as follows:

Beginning at an iron rod found at the northernmost corner of property conveyed to Williamson Chapel as of record in Deed Book 1057, Page 2246; said rod also being the easternmost corner of property conveyed to James A. Ewin, et ux as of record in Deed Book 281, Page 310; said rod also being the southwest corner of property conveyed to Wayne L. Cross, et ux as of record in Deed Book 811, Page 1161 of the Register's Office of Wilson County, Tennessee; said rod also being the northwest corner of the herein described tract;

Thence, following the south boundary of said Cross property North 83 degrees 22 minutes 56 seconds East, a distance of 535.21 feet to an iron rod found on the west boundary of property conveyed to Rovene Jennings as of record in Deed Book 1017, Page 209, of the Register's Office of Wilson County, Tennessee; said rod being the southeast corner of said Cross property and the northeast corner of the herein described tract;

Thence, following said west boundary of Jennings and a fence South 10 degrees 56 minutes 01 seconds East, a distance of 710.28 feet to an iron rod found at a fence post on the north boundary of property conveyed to Paddock Place Properties LLC as of record in Deed Book 1455, Page 520, of the Register's Office of Wilson County; said rod being the southwest corner of said Jennings property and the southeast corner of the herein described tract;

Thence, following said north boundary of Paddock Place Properties LLC and a fence South 78 degrees 37 minutes 28 seconds West, a distance of 357.46 feet to an iron rod found;

Thence, continuing with said Paddock Place Properties LLC boundary North 35 degrees 56 minutes 50 seconds West, a distance of 106.66 feet to an iron rod found at the southeast corner of said Williamson Chapel property;

Thence, following the east boundary of said Williamson Chapel property North 30 degrees 01 minutes 45 seconds West, a distance of 421.30 feet to an iron rod found;

Thence, continuing with Williamson Chapel property North 22 degrees 24 minutes 37 seconds West, a distance of 92.21 feet to an iron rod found;

Thence, continuing with Williamson Chapel property North 02 degrees 28 minutes 08 seconds West, a distance of 170.03 feet to the Point of Beginning.

Containing 354,707 square feet or 8.14 acres more or less.

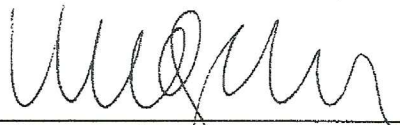
Being the same property conveyed to Charlene Jackson Robertson (Daughter), a one-fifth (1/5) undivided interest; J.W. Jackson, Jr. (Grandson), a one-fifth (1/5) undivided interest; Brian Jackson (Grandson), a one-twentieth (1/20) undivided interest; Delmas Jackson, III (Grandson), a one-twentieth (1/20) undivided interest; Danielle Jackson (Granddaughter), a one-twentieth (1/20) undivided interest; Denise Jackson (Granddaughter) a one-twentieth (1/20) undivided interest; Eleanor Jackson Carothers (Daughter) a one-fifth (1/5) undivided interest; Mary Martha Jackson Johnson (Daughter) a one-fifth (1/5) undivided interest by deed from Leanna Jackson, dated 07/10/1990, of record in Book 420, Page 668, said Register's Office.

Being the same property conveyed to Kelley Ledet, an unmarried woman and Katie Storey, a married woman, by deed from Charlene Jackson Robertson, a 1/5 undivided interest and J. W. Jackson Jr., a 1/5 undivided interest and Brian Jackson, a 1/20 undivided interest and Delmas Jackson III, a 1/20 undivided interest, Danielle Jackson, a 1/20 undivided interest and Denise Jackson, a 1/20 undivided interest and Eleanor Jackson Carothers, a 1/5 undivided interest and Mary Martha Jackson Johnson, a 1/5 undivided interest, of record in Book 1760, Page 1282, said Register's Office.

File # 17-5491

# CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

  
\_\_\_\_\_  
Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

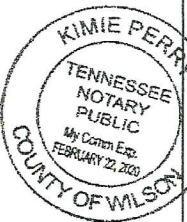
  
\_\_\_\_\_  
Notary Public

My Commission Expires: 4/22/23

(SEAL)



<b>WARRANTY DEED</b>	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$127,000.00 Affiant: <u>Kim Perry</u> SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2017. Notary Public: <u>Kim Perry</u> MY COMMISSION EXPIRES: <u>2-22-2020</u> (AFFIX SEAL)
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**THIS INSTRUMENT WAS PREPARED BY**  
 Sidwell & Barrett, PC  
 Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelley Ledet <small>(NAME)</small>	Kelley Ledet <small>(NAME)</small>	050 181.00
1586 Needmore Road <small>(ADDRESS)</small>	1586 Needmore Road <small>(ADDRESS)</small>	
Old Hickory, TN 37138 <small>(CITY) (STATE) (ZIP)</small>	Old Hickory, TN 37138 <small>(CITY) (STATE) (ZIP)</small>	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charlene Jackson Robertson, a 1/5 undivided interest and J. W. Jackson Jr., a 1/5 undivided interest and Brian Jackson, a 1/20 undivided interest and Delmas Jackson III, a 1/20 undivided interest, Danielle Jackson, a 1/20 undivided interest and Denise Jackson, a 1/20 undivided interest and Eleanor Jackson Carothers, a 1/5 undivided interest and Mary Martha Jackson Johnson, a 1/5 undivided interest, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Kelley Ledet, an unmarried woman and Katie Storey, a married woman, joint tenants with right of survivorship, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to-wit:

Property is shown as parcel 181.00 on Wilson County Property Map 50, and more particularly described according to a field-run survey by Quenton S. Pulliam, Registered Land Surveyor #TN2346 as follows:

Beginning at an iron rod found at the northernmost corner of property conveyed to Williamson Chapel as of record in Deed Book 1057, Page 2246; said rod also being the easternmost corner of property conveyed to James A. Ewin, et ux as of record in Deed Book 281, Page 310; said rod also being the southwest corner of property conveyed to Wayne L. Cross, et ux as of record in Deed Book 811, Page 1161 of the Register's Office of Wilson County, Tennessee; said rod also being the northwest corner of the herein described tract;

Thence, following the south boundary of said Cross property North 83 degrees 22 minutes 56 seconds East, a distance of 535.21 feet to an iron rod found on the west boundary of property conveyed to Rovene Jennings as of record in Deed Book 1017, Page 209, of the Register's Office of Wilson County, Tennessee; said rod being the southeast corner of said Cross property and the northeast corner of the herein described tract;

Thence, following said west boundary of Jennings and a fence South 10 degrees 56 minutes 01 seconds East, a distance of 710.28 feet to an iron rod found at a fence post on the north boundary of property conveyed to Paddock Place Properties LLC as of record in Deed Book 1455, Page 520, of the Register's Office of Wilson County; said rod being the southwest corner of said Jennings property and the southeast corner of the herein described tract;

Thence, following said north boundary of Paddock Place Properties LLC and a fence South 78 degrees 37 minutes 28 seconds West, a distance of 357.46 feet to an iron rod found;

Thence, continuing with said Paddock Place Properties LLC boundary North 35 degrees 56 minutes 50 seconds West, a distance of 106.66 feet to an iron rod found at the southeast corner of said Williamson Chapel property;

Thence, following the east boundary of said Williamson Chapel property North 30 degrees 01 minutes 45 seconds West, a distance of 421.30 feet to an iron rod found;

Thence, continuing with Williamson Chapel property North 22 degrees 24 minutes 37 seconds West, a distance of 92.21 feet to an iron rod found;

Thence, continuing with Williamson Chapel property North 02 degrees 28 minutes 08 seconds West, a distance of 170.03 feet to the Point of Beginning.

Containing 354,707 square feet or 8.14 acres more or less.  
 Being the same property conveyed to Charlene Jackson Robertson, J.W. Jackson Jr., Brian Jackson, Delmas

Jackson III, Daniel Jackson, Denise Jackson, Eleanor Jackson Carothers, and Mary Martha Jackson Johnson, from Leanna Jackson as of record in Deed Book 420, Page 668, of the Register's Office of Wilson County, Tennessee.

The said Charlene Jackson Robertson is one and the same and also known as Charlene Robertson. The said Mary Martha Jackson Johnson is one and the same and also known as Martha Martha Johnson.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved  property, known as 1586 Needmore Road, Old Hickory, TN 37138  
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and/or 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 our hands this 28 day of April 2017.

Eleanor Jackson Carothers  
Eleanor Jackson Carothers

Charlene Jackson Robertson by Vanessa Cartwright Attorney in Fact  
Charlene Jackson Robertson by  
Vanessa Cartwright, Attorney in Fact

Mary Martha Jackson Johnson  
Mary Martha Jackson Johnson

State of Tennessee  
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eleanor Jackson Carothers, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of April, 2017.

Tracey Triumphour

Notary Public  
My Commission Expires: 8.14.17



State of Tennessee  
County of Wilson

On this 28th day of April, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Vanessa Cartwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Charlene Jackson Robertson, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book 1760, Page 1279, Register's Office of Wilson County, Tennessee.

Witness my hand and Official seal this 28th day of April, 2017.

Tracey Triumphour

Notary Public  
My Commission Expires: 8.14.17



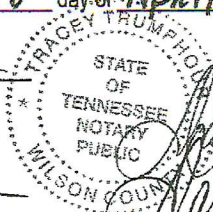
State of Tennessee  
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Martha Jackson Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of April, 2017.

Witness my hand and Official seal this 28<sup>th</sup> day of April, 2017.

[Signature]  
Notary Public  
My Commission Expires: 8-14-17



[Signature]  
Brian Jackson

[Signature]  
Danjelle Jackson

Denise Jackson

[Signature]  
J.W. Jackson, Jr.  
J.W. Jackson, Jr.

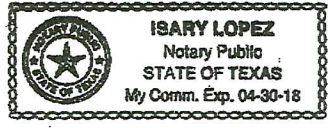
[Signature]  
[Signature]  
Delmas Jackson, III

State of Texas  
County of Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Jackson, the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28 day of April, 2017.

[Signature]  
Notary Public  
My Commission Expires: 04-30-2017

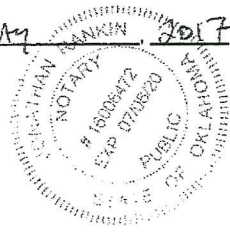


State of Oklahoma  
County of Oklahoma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danielle Jackson, the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3<sup>rd</sup> day of May, 2017.

[Signature]  
Notary Public  
My Commission Expires: 07/26/2020



State of Texas  
County of \_\_\_\_\_

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denise Jackson, the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public  
My Commission Expires:

State of ~~Texas~~ Tennessee  
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J.W. Jackson, Jr., the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

\_\_\_\_\_  
Brian Jackson

\_\_\_\_\_  
Danielle Jackson

*Denise Jackson*  
\_\_\_\_\_  
Denise Jackson

\_\_\_\_\_  
J.W. Jackson, Jr.

\_\_\_\_\_  
Delmas Jackson, III

\_\_\_\_\_  
State of Texas  
County of \_\_\_\_\_

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Jackson, the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

\_\_\_\_\_  
State of Texas  
County of \_\_\_\_\_

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danielle Jackson, the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this \_\_\_\_\_ day of \_\_\_\_\_.

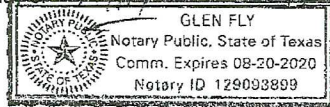
\_\_\_\_\_  
Notary Public  
My Commission Expires:

\_\_\_\_\_  
State of Texas  
County of DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denise Jackson, the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of May 2017.

*Glen Fly*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 8/20/2020



\_\_\_\_\_  
State of Texas  
County of \_\_\_\_\_

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J.W. Jackson, Jr., the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.



Witness my hand and Official seal this 1<sup>st</sup> day of May, 2017.

Tracey Triumphour  
Notary Public  
My Commission Expires: 8.14.17

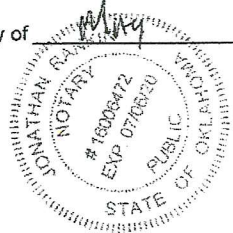


State of Oklahoma  
County of Oklahoma

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Delmas Jackson, III, the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3<sup>rd</sup> day of May, 2017.

Jonathan Rankin  
Notary Public  
My Commission Expires: 07/06/2020



**RETURN TO:**  
Stewart Title Company Tennessee Division  
13026 Lebanon Road, Ste 100  
Mt Juliet, TN 37122

**BK/PG:1760/1282-1287**  
**17611524**

6 PGS : DEED	
JILL COFFMAN 369002 - 17611524	
05/17/2017 - 10:45 AM	
VALUE	127000.00
MORTGAGE TAX	0.00
TRANSFER TAX	469.90
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	1.00
<b>TOTAL AMOUNT</b>	<b>502.90</b>

STATE OF TENNESSEE, WILSON COUNTY  
**JOHN B SPICKARD**  
REGISTER OF DEEDS

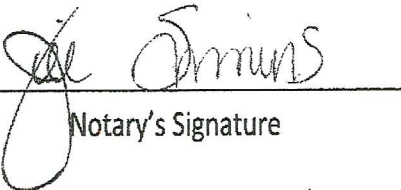
**TRUE COPY CERTIFICATION**

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

  
Signature

STATE OF TENNESSEE  
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

  
Notary's Signature

My Commission expires: September 4, 2019  
Notary Seal (if on paper)

