

THIS INSTRUMENT PREPARED BY: Kayla Collins Cantrell - Attorney at Law P. O. Box 815 – 404B East Hull Avenue Gainesboro, TN 38562	SEND TAX NOTICES TO: <u>369 West Lane</u> <u>Gainesboro TN 38562</u>
TITLE TO THIS PROPERTY HAS NOT BEEN INVESTIGATED BY THE PREPARER OF THIS INSTRUMENT AND NO OPINION IS EXPRESSED OR IMPLIED. IT IS YOUR RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSLY AFFECT YOUR TITLE TO THIS PROPERTY.	SPACE RESERVE TRANSFERRED PROPERTY MAP# PAR# COR(S) <u>66 14.06/8.00</u> <u>OCT 29 2021</u> <u>Kaleb Allen</u> ASSESSOR OF PROPERTY
PERSONAL REPRESENTATIVE'S QUITCLAIM DEED	

THOMAS EARL QUICK died on April 19, 2020, intestate. The Petition and Order for Letters of Administration was admitted to probate on April 22, 2021, in the Probate Court, Jackson County, Tennessee, Docket Number 2021-CV-32. The Order named Tammy E. Quick Gibbs to serve as Personal Representative. Tammy E. Quick Gibbs was appointed Personal Representative on April 22, 2021. The Personal Representative is duly qualified. The Release from Bureau of TennCare was received and filed with the Probate Court on May 4, 2021, a copy of which is attached hereto as **Exhibit A**. The Personal Representative, by signing this Deed, releases any right the Personal Representative has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the laws of intestate succession, **Tammy E. Quick Gibbs, Personal Representative**, quitclaims to **Thomas B. Quick, Tammy Quick Gibbs, Cletus Quick**, all right, title and interest in the following described real estate all tracts lying and being in the Ninth (9th) Civil District of Jackson County, Tennessee, and described hereinbelow:

TRACTS 1, 2, and 3 are located on West Lane, Gainesboro, Jackson Co., Tennessee.

TRACT I: Beginning at a 1/2" Rebar (Old), said Rebar being located in the southern right-of-way of West Lane (right-of-way width varies), and being the northwest corner of Tammy Gibbs (DB.P-4/P.516);

Thence, leaving the southern right-of-way of said West Lane and with the land of said Gibbs for the following three (3) calls: 1.) S 10°04'42" W, 151.58' to a 1/2" Rebar (Old); 2.) S 89°49'46" E, 150.18' to a 1/2" Rebar (Old); and 3.) N 10°04'42" E, 150.50' to a 1/2" Rebar (Old), said Rebar being located in the southern right-of-way of said West Lane;

Thence, leaving the eastern line of said Gibbs and with the southern right-of-way of said West Lane, S 89°25'18" E, 270.10' to a Power Pole, said Power Pole being the northwest corner of George & Audra Leschorn (DB.70/P.1769);

Thence, leaving the southern right-of-way of said West Lane and with the land of said Leschorn for the following three (3) calls: 1.) S 12°00'50" W, 109.00' to a 1/2" Rebar (Old); 2.) S 78°34'27" E, 200.00' to a 1/2" Rebar (Old); and 3.) N 13°39'34" W, 166.65' to a 1/2" Rebar (Old), said Rebar being located in the southern right-of-way of said West Lane, and being the beginning of a curve to the right with a radius of 671.53', an arc length of 235.47', a chord bearing and distance of S 82°20'30" E, 234.26';

Thence, leaving the eastern line of said Leschorn and with the southern right-of-way of said West Lane for the following two (2) calls: 1.) Along the arc of the above described curve, 235.47' to a point; and 2.) S 72°17'30" E, 48.00' to a 1/2" Rebar (New), said Rebar being the northeast corner of the herein described tract;

Thence, leaving the southern right-of-way of said West Lane and severing the land of Thomas Earl Quick (DB.P-3/P.483) for the following two (2) calls: 1.) S 17°42'13" W, 454.68' to a 1/2" Rebar (New); and 2.) S 52°29'03" W, passing through a 1/2" Rebar (New) at 994.82', in all 1044.83' to a point, said point being located in the northern line of Paul & Betty Perry (DB.O-4/P.604), being located in the center of a hollow, and being the southernmost corner of the herein described tract;

Thence, leaving the newly created severance line, with the northern line of said Perry and with the center of said hollow for the following two (2) calls: 1.) N 29°20'09" W, 73.24' to a point; and 2.) N 15°28'34" W, 154.94' to a 1/2" Rebar (Old), said Rebar being the southeast corner of Renee Johnson and Amanda Johnson (DB.77/P.1991);

Thence, leaving the northern line of said Perry and the center of said hollow, and with the eastern line of said Johnson and Johnson for the following eight (8) calls: 1.) N 03°52'49" E, 62.74' to a 2" Maple Tree; 2.) N 06°41'09" E, 112.44' to a 1/2" Rebar (Old); 3.) N 01°18'33" W, 28.89' to a 12" Ash Tree; 4.) N 02°27'35" E, 102.47' to an 18" Chestnut Oak Tree; 5.) N 11°19'37" W, 245.21' to a 1/2" Rebar (New); 6.) N 30°43'45" E, 132.41' to a Metal Fence Post; 7.) N 09°43'30" E, 208.52' to a Metal Fence Post, said Metal Fence Post being the northwest corner of the herein described tract; and 8.) N 78°38'31" E, 129.00' to a 1/2" Rebar (Old), said Rebar being located in the southern right-of-way of said West Lane;

Thence, leaving the eastern line of said Johnson and Johnson, and with the southern right-of-way of said West Lane, S 89°25'18" E, 10.00' to the point of beginning, containing **16.06 Acres by Survey**. Actual field survey performed under the direct personal supervision of Taylor L. Dillehay, R.L.S. # 2597, Whittenburg Land Surveying, LLC, 214 East Stevens Street, Cookeville, Tennessee on May 4, 2021.

Previous and last conveyance for Tract I being a portion of the same property as conveyed to Thomas Earl Quick in Deed Book P-3 Page 483 of the Jackson County Register's Office, Gainesboro, Tennessee. Thomas Earl Quick passed on April 19, 2020, intestate. The Order for Intestate Administration was admitted to probate on April 22, 2021, Jackson County Probate Court docket # 2021-CV-32.

This property is subject to any easements, rights-of-way, restrictions, and etc. that a current title search would reveal.

This property is all or a portion of that listed on Tax Map 066, Parcel 14.____, Assessor's Office, Jackson County, Tennessee.

TRACT NO. 2: Beginning at a 1/2" Rebar (Old), said Rebar being located in the southern right-of-way of West Lane (right-of-way width varies), being the northwest corner of Christopher James Witt and Taylor S. Mahiney (DB.93/P.752), and being the northeast corner of the herein described tract;

Thence, leaving the southern right-of-way of said West Lane and with the land of said Witt and Mahiney for the following two (2) calls: 1.) S 17°42'13" W, 449.02' to a 1/2" Rebar (Old); and 2.) S 84°39'12" E, 172.73' to a 1/2" Rebar (New);

Thence, leaving the southern line of said Witt and Mahiney, and severing the land of Thomas Earl Quick (DB.P-3/P.483), S 05°21'05" W, passing through a 1/2" Rebar (New) at 293.39', in all 343.40' to a point, said point being located in the northern line of Paul & Betty Perry (DB.O-4/P.604), being located in the center of a hollow, and being the southeast corner of the herein described tract;

Thence, leaving the newly created severance line, with the northern line of said Perry and with the center of said hollow for the following eleven (11) calls: 1.) S 56°36'53" W, 45.49' to a point; 2.) S 77°48'54" W, 122.69' to a point; 3.) S 61°50'33" W, 32.62' to a point; 4.) S 83°24'39" W, 80.08' to a point; 5.) S 73°38'01" W, 122.61' to a point; 6.) S 73°38'01" W, 43.33' to a point; 7.) S 86°25'09" W, 154.98' to a point; 8.) S 78°59'11" W, 99.12' to a point; 9.) S 47°55'00" W, 105.00' to a point; 10.) S 64°10'36" W, 235.53' to a point; and 11.) N 29°20'55" W, 54.83' to a point, said point being the southwest corner of the herein described tract;

Thence, leaving the northern line of said Perry and the center of said hollow, and severing the land of said Quick for the following two (2) calls: 1.) N 52°29'03" E, passing through a 1/2" Rebar (New) at 50.00', in all 1044.82' to a 1/2" Rebar (New); and 2.) N 17°42'13" E, 454.68' to a 1/2" Rebar (New), said Rebar being located in the southern right-of-way of said West Lane, and being the northwest corner of the herein described tract;

Thence, leaving the newly created severance line and with the southern right-of-way of said West Lane, S 72°17'46" E, 25.00' to the point of beginning, containing 5.78 Acres by Survey. Actual field survey performed under the direct personal supervision of Taylor L. Dillehay, R.L.S. # 2597, Whittenburg Land Surveying, LLC, 214 East Stevens Street, Cookeville, Tennessee on May 4, 2021, and being Tract 2 on the Plat of the Boundary Survey "a portion of" Thomas Quick Property, West Lane, 9th Civil District, Jackson County, Gainesboro, Tennessee 38562.

Previous and last conveyance for Tract 2 being a portion of the same property as conveyed to Thomas Earl Quick in Deed Book P-3 Page 483 of the Jackson County Register's Office, Gainesboro, Tennessee. Thomas Earl Quick passed on April 19, 2020, intestate. The Order for Intestate Administration was admitted to probate on April 22, 2021, Jackson County Probate Court docket # 2021-CV-32.

This property is subject to any easements, rights-of-way, restrictions, and etc. that a current title search would reveal.

This property is all or a portion of that listed on Tax Map 066, Parcel 14. ___, Assessor's Office, Jackson County, Tennessee.

TRACT NO. 3: Beginning at a Power Pole, said Power Pole being located in the southern right-of-way of West Lane (right-of-way width varies), being the northwest corner of Curtis & Dawn Baillie (DB.80/P.1424), and being the northeast corner of the herein described tract;

Thence, leaving the southern right-of-way of said West Lane and with the western line of said Baillie for the following five (5) calls: 1.) S 11°24'25" W, 86.90' to an 18" Maple Tree; 2.) S 05°47'02" W, 226.30' to a 28" Red Oak Tree; 3.) S 13°58'36" W, 123.39' to an 18" White Oak Tree; 4.) S 07°58'05" E, 83.99' to a 12" Beech Tree; and 5.) S 01°33'24" E, 60.57' to a point, said point being the northeast corner of Paul & Betty Perry (DB.O-4/P.604), being located in the center of a hollow, and being the southeast corner of the herein described tract;

Thence, leaving the western line of said Baillie, with the northern line of said Perry and with the center of said hollow for the following seven (7) calls: 1.) S 80°04'54" W, 64.81' to a point; 2.) S 84°13'28" W, 186.37' to a point; 3.) N 66°32'20" W, 94.71' to a point; 4.) S 61°10'17" W, 152.50' to a point; 5.) S 52°02'30" W, 120.76' to a point; 6.) S 89°36'42" W, 76.47' to a point; and 7.) S 56°36'38" W, 52.01' to a point, said point being the southwest corner of the herein described tract;

Thence, leaving the northern line of said Perry and the center of said hollow, and severing the land of Thomas Earl Quick (DB.P-3/P.483), N 05°21'05" E, passing through a 1/2" Rebar (New) at 50.00', in all 343.40' to a 1/2" Rebar (New), said Rebar being located in the southern line of Christopher James Witt and Taylor S. Mahiney (DB.93/P.752);

Thence, leaving the newly created severance line and with the land of said Witt and Mahiney for the following two (2) calls: 1.) S 84°38'55" E, 442.56' to a 1/2" Rebar (Old); and 2.) N 06°07'02" W, 446.18' to a 1/2" Rebar (Old), said Rebar being located in the southern right-of-way of said West Lane, and being the northwest corner of the herein described tract;

Thence, leaving the eastern line of said Witt and Mahiney, and with the southern right-of-way of said West Lane for the following three (3) calls: 1.) N 77°29'08" E, 103.12' to a point, said point being the beginning of a curve to the right with a radius of 329.93', an arc length of 189.47', a chord bearing and distance of S 86°03'46" E, 186.88'; 2.) Along the arc of the above described curve, 189.47' to a point; and 3.) S 69°37'08" E, 31.09' to the point of beginning, containing **5.78 Acres by Survey**. Actual field survey performed under the direct personal supervision of Taylor L. Dillehay, R.L.S. # 2597, Whittenburg Land Surveying, LLC, 214 East Stevens Street, Cookeville, Tennessee on May 4, 2021, and being Tract 3 on the Plat of the Boundary Survey "a portion of" Thomas Quick Property, West Lane, 9th Civil District, Jackson County, Gainesboro, Tennessee 38562.

Previous and last conveyance for Tract 3 being a portion of the same property as conveyed to Thomas Earl Quick in Deed Book P-3 Page 483 of the Jackson County Register's Office, Gainesboro, Tennessee. Thomas Earl Quick passed on April 19, 2020, intestate. The Order for Intestate Administration was admitted to probate on April 22, 2021, Jackson County Probate Court docket # 2021-CV-32.

This property is subject to any easements, rights-of-way, restrictions, and etc. that a current title search would reveal.

This property is all or a portion of that listed on Tax Map 066, Parcel 14.____, Assessor's Office, Jackson County, Tennessee.

TRACTS 4 and 5 are located on Campbell Hill Road, Gainesboro, Jackson Co, TN.

TRACT NO. 4: Beginning at a 1/2" Rebar (Old), said Rebar being located in the southern right-of-way of Campbell Hill Road (right-of-way width varies), being located in the southern line of Corporacion Spring Fountain N.C., C.A. (Corporacion) (DB.X-3/P.667), and being the northwest corner of the herein described tract;

Thence, leaving the southern line of said Corporacion and with the southern right-of-way of said Campbell Hill Road for the following three (3) calls: 1.) S 52°56'11" E, 12.25' to a point, said point being the beginning of a curve to the left with a radius of 195.01', an arc length of 153.45', a chord bearing and distance of S 75°28'45" E, 149.52'; 2.) Along the arc of the above described curve, 153.45' to a point; and 3.) N 81°58'40" E, 114.47' to a 1/2" Rebar (Old), said Rebar being located in the southern line of said Corporacion;

Thence, leaving the southern right-of-way of said Campbell Hill Road and with the southern line of said Corporacion for the following four (4) calls: 1.) S 29°27'15" E, 40.67' to a Planted Stone (Old); 2.) S 20°07'42" E, 72.89' to a 1/2" Rebar (Old); 3.) N 56°53'17" E, 41.58' to a point; and 4.) N 85°55'05" E, 110.61' to a 1/2" Rebar (New), said Rebar being the northeast corner of the herein described tract;

Thence, leaving the southern line of said Corporacion and severing the land of Thomas Earl Quick (DB.B-4/P.294) for the following two (2) calls: 1.) S 00°35'43" E, 517.55' to a 1/2" Rebar (New), said Rebar being the southeast corner of the herein described tract; and 2.) N 86°08'48" W, 1077.21' to an 8" Maple Tree, said Maple Tree being located in the southern line of said Corporacion, and being the southwest corner of the herein described tract;

Thence, leaving the newly created severance line and with the southern line of said Corporacion for the following twelve (12) calls: 1.) N 01°16'57" E, 97.54' to a 6" Cedar Tree; 2.) N 01°09'11" E, 122.49' to a 1/2" Rebar (Old); 3.) S 87°20'37" E, 240.14' to a 30" Hickory Tree; 4.) S 89°35'58" E, 134.32' to a 20" Hickory Tree; 5.) N 29°44'52" E, 26.45' to a 10" Hickory Tree; 6.) N 16°17'07" E, 121.69' to a 10" Walnut Tree; 7.) N 05°00'27" E, 69.02' to an 8" Hickory Tree; 8.) N 22°15'00" E, 71.99' to a 20" Hickory Tree; 9.) N 45°05'09" E, 19.74' to a 1/2" Rebar (Old); 10.) N 73°53'26" E, 56.40' to a 10" Hackberry Tree; 11.) N 64°36'45" E, 33.77' to an 18" Box Elder Tree; and 12.) N 69°15'53" E, 56.92' to the point of beginning, containing **10.28 Acres by Survey**. Actual field survey performed under the direct personal supervision of Taylor L. Dillehay, R.L.S. # 2597, Whittenburg Land Surveying, LLC, 214 East Stevens Street, Cookeville, Tennessee on May 4, 2021, and being Tract 2 on the Plat of the Boundary Survey "a portion of" Thomas Quick Property, Campbell Hill Road, 9th Civil District, Jackson County, Gainesboro, Tennessee 38562.

Previous and last conveyance for Tract 4 being a portion of the same property as conveyed to Thomas Earl Quick in Deed Book B-4 Page 294 of the Jackson County Register's Office, Gainesboro, Tennessee. Thomas Earl Quick passed on April 19, 2020, intestate. The Order for Intestate Administration was admitted to probate on April 22, 2021, Jackson County Probate Court docket # 2021-CV-32.

This property is subject to any easements, rights-of-way, restrictions, and etc. that a current title search would reveal.

This property is all or a portion of that listed on Tax Map 066, Parcel _____, Assessor's Office, Jackson County, Tennessee.

TRACT NO. 5: Beginning at a 1/2" Rebar (Old), said Rebar being located in the southern right-of-way of Campbell Hill Road (right-of-way width varies), being the northwest corner of Michael Tyler (DB.60/P.1557), and being the northeast corner of the herein described tract;

Thence, leaving the southern right-of-way of said Campbell Hill Road and with the western line of said Tyler for the following two (2) calls: 1.) S 12°50'23" E, 302.06' to an 18" Maple Tree; and 2.) S 16°06'37" E, 253.95' to a 1/2" Rebar (Old), said Rebar being the southeast corner of the herein described tract;

Thence, leaving the western line of said Tyler and severing the land of Thomas Earl Quick (DB.B-4/P.294) for the following three (3) calls: 1.) S 78°57'54" W, 825.82' to a 1/2" Rebar (Old); 2.) N 86°08'48" W, 64.89' to a 1/2" Rebar (New) said Rebar being the southwest corner of the herein described tract ; and 3.) N 00°35'43" W, 517.55' to a 1/2" Rebar (New), said Rebar being located in the southern line of Corporacion Spring Fountain N.C., C.A. (Corporacion) (DB.X-3/P.667), and being the northwest corner of the herein described tract;

Thence, leaving the newly created severance line and with the southern line of said Corporacion for the following (4) calls: 1.) N 85°55'14" E, 64.82' to a point; 2.) S 88°52'31"

E, 247.50' to a point; 3.) S 73°49'55" E, 120.62' to a 1/2" Rebar (Old); and 4.) N 15°18'04" W, 251.41' to a 1/2" Rebar (Old), said Rebar being located in the southern right-of-way of said Campbell Hill Road, and being the beginning of a curve to the right with a radius of 645.00', an arc length of 208.06', a chord bearing and distance of S 88°08'46" E, 207.16'; Thence, leaving the southern line of said Corporation and with the southern right-of-way of said Campbell Hill Road for the following three (3) calls: 1.) Along the arc of the above described curve, 208.06' to a point; 2.) S 78°54'18" E, 97.07' to a point, said point being the beginning of a curve to the left with a radius of 467.23', an arc length of 79.73', a chord bearing and distance of S 83°47'37" E, 79.63'; and 3.) Along the arc of the above described curve, 79.73' to the point of beginning, containing **10.28 Acres by Survey**. Actual field survey performed under the direct personal supervision of Taylor L. Dillehay, R.L.S. # 2597, Whittenburg Land Surveying, LLC, 214 East Stevens Street, Cookeville, Tennessee on May 4, 2021, and being Tract 2 on the Plat of the Boundary Survey "a portion of" Thomas Quick Property, Campbell Hill Road, 9th Civil District, Jackson County, Gainesboro, Tennessee 38562.

Previous and last conveyance for Tract 5 being a portion of the same property as conveyed to Thomas Earl Quick in Deed Book B-4 Page 294 of the Jackson County Register's Office, Gainesboro, Tennessee. Thomas Earl Quick passed on April 19, 2020, intestate. The Order for Intestate Administration was admitted to probate on April 22, 2021, Jackson County Probate Court docket # 2021-CV-32.

This property is subject to any easements, rights-of-way, restrictions, and etc. that a current title search would reveal.

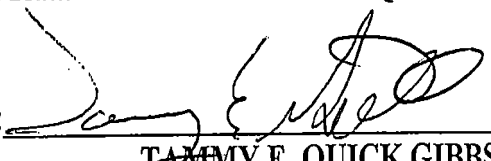
This property is all or a portion of that listed on Tax Map 066, Parcel _____, Assessor's Office, Jackson County, Tennessee.

The description for the property herein conveyed was provided by the parties. Title to this property has not been investigated by the preparer of this instrument, and no opinion is expressed or implied. The parties, their heirs, successors and assigns hereby release the preparer of this instrument from any claim or liability in the event of any inaccuracy or deficiency in the said description.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

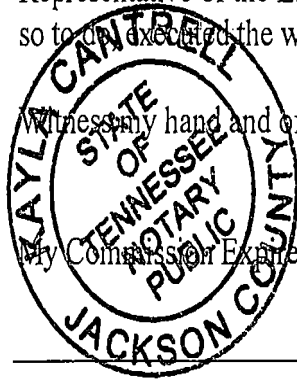
WITNESS my hand, this 14th day of October, 2021.

ESTATE OF THOMAS EARL QUICK

By: 
TAMMY E. QUICK GIBBS,
Personal Representative

STATE OF TENNESSEE
COUNTY OF JACKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named TAMMY E. QUICK GIBBS, the Personal Representative of the Estate of Thomas Earl Quick, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the Personal Representative of the Estate of Thomas Earl Quick, and as Personal Representative being duly authorized so to do, executed the within instrument for the purposes therein contained on behalf of the Estate.



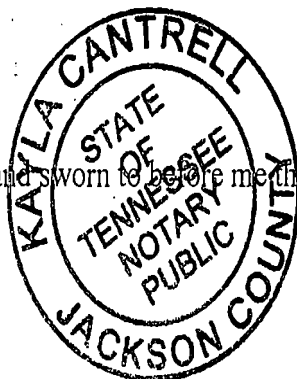
Witness my hand and official seal, this the 14th day of October 2021.

My Commission Expires: 11/27/2022

[Signature]
Notary Public

STATE OF TENNESSEE
COUNTY OF JACKSON

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).



Subscribed and sworn to before me this 14th day of October, 2021.

[Signature]
Affiant

[Signature]
Notary Public

My Comm Exp: 11-27-2022

Reserved for Register of Deeds

**BK/PG: 105/19-25
21002394**



7 PGS:AL-PERSONAL REPRESENTATIVES	
KIM BATCH: 38662	10/29/2021 - 03:05:02 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	35.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	37.00

STATE OF TENNESSEE, JACKSON COUNTY
KIMBERLY BARHAM
REGISTER OF DEEDS