This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 06/13/17 14:52 4 pgs
Fees:22.00 Taxes:0.00
20170613-0059370

QUITCLAIM DEED

Address New Owners:
Katherine Swinea Nevill, Co-Trustee
Patrick Edward Nevill, Co-Trustee
Katherine and Patrick Nevill Trust
4989 John Hagar Road
Hermitage, TN 37076

Send Tax Bills To:
same

Map/Parcel Number:
098 00 0 051.03
098 00 0 051.02

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Patrick E. Nevill and wife, Katherine S. Nevill, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Katherine Swinea Nevill and Patrick Edward Nevill, Co-Trustees, and their successors in trust, of the Katherine and Patrick Nevill Trust dated June 13, 2017 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

> Two tracts of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey of the land of William Moore Heirs, made by Stephen A. Draper, Surveyor, dated October 29, 1962, as follows:
>
> Tract No. 1:
> Beginning at a point in the south margin of John Hager Road, 225 feet westerly from the west margin of New Hope Road, being the northwest corner of property conveyed to Alberta Woods by Graham B. Boyce, Trustee, and running thence with the westerly line of Alberta Woods, south 21° 40' east 660 feet; thence south 150 feet; thence north 26° west 758 feet to the southerly margin of John Hager Road; thence easterly 119 feet to the point of beginning, containing 1.4 acres, more or less.
>
> Tract No. 2:
> Beginning in the southerly margin of the John Hager Road, at the point 374 feet westerly from the west margin of New Hope Road, at the northwest corner of the property conveyed to Hattie Peay, by deed of record in Book 3507, page 551, Register's Office for said County; thence with Hattie Peay's west line, south 26° east 758 feet; thence south 125 feet to the southeast corner of the William Moore Heirs tract; thence north 28° 30' west 841 feet to the southerly margin of said John Hager Road; thence with said margin, 101 feet to the point of beginning, containing 1.4 acres, more or less.

Being the same property conveyed to Patrick E. Nevill and wife, Katherine S. Nevill, by deed from Tennessee Properties, L.P., a Delaware limited partnership and Successor by Merger to Tennessee Properties, Limited, formerly a Tennessee limited partnership, of record in Book 7712, page 491, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 4989 John Hagar Road, Hermitage, Tennessee 37076.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 13th day of June, 2017.

GRANTORS:

Patrick E. Nevill

Patrick E. Nevill

Katherine S. Nevill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Patrick E. Nevill, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13th day of June, 2017.

Notary Public

My Commission Expires: May 5, 2020

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE

808132.2 09912-001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Katherine S. Nevill, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13th day of June, 2017.

Notary Public

My Commission Expires: May 5, 2020

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00).

Affiant

Subscribed and sworn to before me this 13th day of June, 2017.

Notary Public

My Commission Expires: May 5, 2020

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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.

Andrea J. Sinclair
Attorney Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Andrea J. Sinclair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13th day of June, 2017.

Stacie L. Beishuizen
Notary Public

My Commission Expires: May 5, 2020

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE