Bill Garrett Davidson County
Batch# 59908 DEEDQC
02/16/2018 11:53:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20180216-0015293

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
W. Douglas McDowell, as Trustee of the PDM Preservation Trust under agreement dated February 9, 2018	Same as New Owner	091-160-018.01
This instrument prepared by: Justin W. Leach, Esq., McKenzie Laird, PLLC, 3835 Cleghorn Ave., Suite 250, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM** (collectively, "Grantor"), by these presents, does hereby quitclaim and convey unto **W. Douglas McDowell, as Trustee of the PDM Preservation Trust under agreement dated February 9, 2018** ("Grantee"), and Grantee's successors and assigns, all of its right, title and interest, if any, in and to certain property in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Elizabeth Pruett
Affiant

Subscribed and sworn to before me this 16 day of February, 2018.

Jodean M. King
Notary Public
My Commission Expires: 6/21/2021

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the 16 day of February, 2018.

GRANTOR:

By: _____
Paul Trovato, Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Trovato, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM, and that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 13 day of February, 2018.

_____
NOTARY PUBLIC
My Commission Expires: 5/6/19

[Additional Grantor Signatures on Following Pages]

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

By: Nick Holt

Nick Holt, Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nick Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM, and 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 February, 2018.

Elizabeth Puckett

NOTARY PUBLIC
My Commission Expires: 5/6/19

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

[Additional Grantor Signatures on Following Pages]

By: _____

Ken Sanderson, Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ken Sanderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM, and 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 February, 2018.

_____
NOTARY PUBLIC
My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2021

[Additional Grantor Signatures on Following Pages]

By: _____

Larry Doochin, Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry Doochin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM, and that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of February, 2018.

Elizabeth Puckett
NOTARY PUBLIC
My Commission Expires: 5/6/19

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

[Additional Grantor Signatures on Following Pages]

By: Gordon MacDonald Trustee

Gordon MacDonald, Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gordon MacDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is a Trustee of West Nashville Phoenix Lodge No. 131 F&AM, successor by merger and consolidation of West Nashville Lodge No. 612 F&AM and Phoenix Lodge No. 131 F&AM, and that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of February, 2018.

Elizabeth Puckett
NOTARY PUBLIC
My Commission Expires: 5/6/19

ELIZABETH PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

EXHIBIT A

THE PROPERTY

BEING A PARCEL OF LAND LYING IN THE TWENTY-FOURTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL IS A PART OF BLOCK "A" ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 103, R.O.D.C.T. (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.) SAID PARCEL IS LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF CHARLOTTE AVENUE AND BEING SOUTH 88 DEGREES 03 MINUTES 28 SECONDS WEST, 239 FEET FROM THE CENTERLINE INTERSECTION OF 44TH AVENUE N. AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, IN THE SOUTHERLY RIGHT-OF-WAY OF CHARLOTTE AVENUE AT THE NORTHWESTERLY CORNER OF ROY E. MCPHERSON OF RECORD AS INSTRUMENT NUMBER 200201020000429, R.O.D.C.T. AND SHOWN AS PART OF BLOCK "A" ON THE PLAN ENTITLED, CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGE 103, R.O.D.C.T., AND BEING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID MCPHERSON, SOUTH 01 DEGREES 58 MINUTES 08 SECONDS EAST, 149.73 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, AT THE SOUTHWESTERLY CORNER OF SAID MCPHERSON IN THE NORTHERLY RIGHT-OF-WAY OF ALLEY 1199;

THENCE, LEAVING SAID MCPHERSON WITH SAID ALLEY, SOUTH 88 DEGREES 01 MINUTES 52 SECONDS WEST, 86.91 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN-SMITH ASSOCIATES, IN THE NORTHERLY RIGHT-OF-WAY OF SAID ALLEY AT THE SOUTHEASTERLY CORNER OF PRATT PROPERTIES PARTNERSHIP OF RECORD AS INSTRUMENT NUMBER 201510060101652, R.O.D.C.T. AND SHOWN AS PART OF BLOCK "A" ON THE PLAN ENTITLED, CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGE 103, R.O.D.C.T.,

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID PRATT PROPERTIES PARTNERSHIP, NORTH 01 DEGREES 58 MINUTES 08 SECONDS WEST, 149.77 FEET TO A 3/4" IRON ROD (OLD) WITH NO CAP AT THE NORTHEASTERLY CORNER OF SAID PRATT PROPERTIES PARTNERSHIP IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE AVENUE;

THENCE, LEAVING SAID PRATT PROPERTIES PARTNERSHIP, WITH SAID RIGHT-OF-WAY LINE, NORTH 88 DEGREES 03 MINUTES 28 SECONDS EAST, 86.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 13,015 SQUARE FEET OR 0.30 ACRES, MORE OR LESS.

BEING A PART OF THE SAME PROPERTY AS CONVEYED TO M.P. JONES, R.E.L. GARRETT, W.S.J.T. TIPPS, J.TINSLEY SMITH AS TRUSTEES OF THE WEST NASHVILLE LODGE NO. 612, F.&A.M. FROM S.L. GREEN BY DEED OF RECORD IN BOOK 1340, PAGE 413, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

