Bill Garrett Davidson County
Batch# 63993 DEEDQC
03/01/2018 11:26:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20180301-0019291

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue, Suite 205 Nashville, Tennessee 37215 615-383-0711 FTEC File No. 33165	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 1st day of March, 2018. Notary Public My Commission Expires:

KELLY E COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED TO COMBINE TAX PARCELS

Address New Owner:	Send Tax Bills To:	Tax Information:
George E. Mudter, Jr., Trustee 3811 Bedford Avenue Suite 205 Nashville, TN 37205	George E. Mudter, Jr., Trustee 3811 Bedford Avenue Suite 205 Nashville, TN 37205	168 00 0 009.00 168 00 0 010.00 168 00 0 029.00

This conveyance is being made for the express purpose of combining Davidson County Map 168, Parcels 9.00, 10.00, and 29.00 into a single tax parcel.

WHEREAS, George E. Mudter, Jr., Trustee of the Old Harding Trust under agreement dated April 6, 2017, with full power to sell, mortgage, encumber, lease, convey, or otherwise alienate without the joinder of any beneficiary ("Grantor"), is the owner in fee simple of the real property described in Exhibit "A" hereto, being the same property conveyed to Grantor by Warranty Deed dated April 6, 2017, from Donald L. McCloud and Terry McCloud, of record in Instrument No. **20170531-0054083** in the Register's Office for Davidson County, Tennessee, and by Quitclaim Deeds dated April 6, 2017 from Donald L. McCloud and Terry McCloud of record in Instrument No. **20170531-0054084** and Instrument No. **20170531-0054085** in the Register's Office for Davidson County, Tennessee.; and

WHEREAS, the property described in Exhibit "A" hereto is comprised of Davidson County Map 168, Parcels 9.00, 10.00, and 29.00; and

WHEREAS, Grantor, as owner of said property, now wishes to combine the aforementioned Davidson County tax parcels into a single tax parcel.

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for the express purpose of combining Davidson County Map 168, Parcels 9.00, 10.00, and 29.00 into a single tax parcel, Grantor does hereby quitclaim, transfer and convey unto George E. Mudter, Jr., Trustee of the Old Harding Trust under agreement dated April 6, 2017, with full power to sell, mortgage, encumber, lease, convey, or otherwise alienate without the joinder of any beneficiary, his successors and assigns, all of Grantor's right, title and interest in the real property comprised of Davidson County Map 168, Parcels 9.00, 10.00, and 29.00, being the same property more particularly described on Exhibit "A" hereto.

Parcel 9.00 on Davidson County Tax Map 168 is improved property located at 8522 Old Harding Pike, Nashville, Tennessee 37221.

Parcels 10.00 and 29.00 on Davidson County Tax Map 168 are unimproved.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2018.

GRANTOR:

Trustee

George E. Mudter, Jr., Trustee of the
Old Harding Trust under agreement
dated April 6, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., Trustee of the Old Harding Trust under agreement dated April 6, 2017, 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 official seal at office this 1st day of March, 2018.

NOTARY PUBLIC
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Exhibit "A"

TRACT 1:

Land in Davidson County, Tennessee, being more particularly described according to a survey dated March 9, 2017, prepared by Kenneth D. Church, TN RLS 1004, Gresham Smith and Partners, 1400 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219, under Project Number 29959.00, as follows:

Beginning at a found ½" diameter iron rebar with RLS cap (N: 615,282.08', E: 1,664,189.69') in the Northern right of way of Highway 100 marking the point of intersection with the East right of way of Old Harding Pike thence with said right of way the following three (3) calls and distances:

1. North 25 Degrees 00 Minutes 11 Seconds West for 105.38 feet to a found ½" dia iron rebar;

2. North 29 Degrees 17 Minutes 08 Seconds West for 4.15 feet to a found ½" dia iron rebar;

3. North 15 Degrees 25 Minutes 55 Seconds West for 225.29 feet to set ½" dia iron rebar with GS&P cap marking the terminus of dedicated right of way;

Thence with the terminus of Old Harding Pike and in part with Stacie A. Moore and Howard A. Moore recorded in Instrument Number 20070130-0012409 in the Davidson County Register of Deeds, South 84 Degrees 30 Minutes 02 Seconds West for 394.93 feet to a set ½" diameter iron rebar with GS&P cap corner with Larry T. Allison in Deed Book 6333 Page 869;

Thence with said line North 84 Degrees 34 Minutes 08 Seconds West for 1624.79 feet to a found 1" diameter iron rebar common corner with P/E Partners recorded on Quit Claim Book 1052 Page 745;

Thence with said line the following fourteen (14) calls and distances:

1. North 29 Degrees 57 Minutes 52 Seconds East for 186.99 feet to dead 15" Pin Oak tree;

2. North 55 Degrees 14 Minutes 08 Seconds East for 280.15 feet a point;

3. North 85 Degrees 16 Minutes 15 Seconds East for 87.32 feet to a point;

4. South 86 Degrees 34 Minutes 12 Seconds East for 67.56 feet to a tree;

5. North 62 Degrees 33 Minutes 37 Seconds East for 77.58 feet point;

6. North 53 Degrees 17 Minutes 46 Seconds East for 68.52 feet point;

7. North 36 Degrees 59 Minutes 47 Seconds East for 162.97 feet point;

8. North 26 Degrees 21 Minutes 57 Seconds East for 96.74 feet point;

9. North 45 Degrees 24 Minutes 47 Seconds West for 70.79 feet point;

10. North 28 Degrees 53 Minutes 37 Seconds East for 114.79 feet point;

11. North 07 Degrees 22 Minutes 04 Seconds East for 81.91 feet point;

12. North 14 Degrees 17 Minutes 25 Seconds East for 98.21 feet point;

13. North 06 Degrees 26 Minutes 38 Seconds East for 92.19 feet to a hickory tree;

14. North 07 Degrees 08 Minutes 21 Seconds West for 69.05 feet to an existing metal fence post corner with Margaret E. Gammon recorded in Deed Book 1341 Page 232 and Will Book 93 Page 11 in the Davidson County Register of Deeds;

Thence with said line the following four (4) calls and distances:

1. North 01 Degrees 28 Minutes 50 Seconds West for 47.59 feet set ½" dia iron rebar with GS&P cap ;

2. North 74 Degrees 25 Minutes 52 Seconds East for 16.00 feet set ½" dia iron rebar with GS&P cap;

3. North 01 Degrees 25 Minutes 52 Seconds East for 55.00 feet set ½" dia iron rebar with GS&P cap;

4. North 06 Degrees 14 Minutes 21 Seconds West for 858.00 feet to a set ½" dia iron rebar with GS&P cap corner with J. W. Gammons recorded in Deed Book 2249 Page 440 in the Davidson County Register of Deeds;

Thence with said line the following three (3) calls and distances:

1. North 68 Degrees 00 Minutes 39 Seconds East for 635.25 feet;

2. South 81 Degrees 44 Minutes 21 Seconds East for 148.50 feet;

3. North 08 Degrees 56 Minutes 29 Seconds East for 395.92 feet to point in the centerline of Harpeth River;

Thence with said centerline the following thirteen (13) calls and distances:

1. South 02 Degrees 31 Minutes 24 Seconds West for 66.23 feet to a point;

2. South 15 Degrees 34 Minutes 19 Seconds East for 110.85 feet to a point;

3. South 37 Degrees 24 Minutes 31 Seconds East for 390.15 feet to a point;

4. South 08 Degrees 20 Minutes 19 Seconds West for 162.82 feet to a point;

5. South 53 Degrees 45 Minutes 15 Seconds East for 83.85 feet to a point;

6. South 19 Degrees 31 Minutes 21 Seconds East for 316.86 feet to a point;

7. South 13 Degrees 42 Minutes 30 Seconds East for 424.51 feet to a point;

8. South 07 Degrees 17 Minutes 29 Seconds West for 272.47 feet to a point;

9. South 30 Degrees 34 Minutes 40 Seconds West for 49.17 feet to a point;

10. South 17 Degrees 21 Minutes 22 Seconds East for 85.20 feet to a point;

11. South 22 Degrees 15 Minutes 42 Seconds West for 79.14 feet to a point;

12. South 12 Degrees 38 Minutes 31 Seconds East for 180.10 feet to a point;

13. South 02 Degrees 05 Minutes 03 Seconds West for 23.07 feet to a point corner with Mill Lot line per Deed Book 9911 Page 255-257 recorded in the Davidson County Register of Deeds;

Thence with said line the following six (6) calls and distances:

1. South 86 Degrees 11 Minutes 01 Seconds West for 79.98 feet to a set ½" dia iron rebar with GS&P cap;

2. South 88 Degrees 36 Minutes 57 Seconds West for 87.17 feet to a set ½" dia iron rebar with GS&P cap;

3. South 05 Degrees 34 Minutes 08 Seconds East for 198.00 feet to a set ½" dia iron rebar with GS&P cap;

4. North 84 Degrees 25 Minutes 52 Seconds East for 43.00 feet to a found ½" dia iron rebar with cap RLS 183;

5. Thence to the beginning point of a curve to the Right having a radius of 88.00 feet thence Right along said curve for an arc length of 30.96 feet, said curve having a chord bearing of North 38 Degrees 20 Minutes 59 Seconds East for 30.80 feet a set ½" dia iron rebar with GS&P cap;

6. North 85 Degrees 04 Minutes 12 Seconds East for 89.70 feet to point in the centerline of Harpeth River;

Thence with said centerline the following four (4) calls and distances:

1. South 07 Degrees 29 Minutes 08 Seconds East for 481.35 feet to a point;

2. South 39 Degrees 15 Minutes 47 Seconds East for 118.74 feet to a point;

3. South 45 Degrees 43 Minutes 36 Seconds East for 89.17 feet to a point;

4. South 67 Degrees 42 Minutes 58 Seconds East for 87.21 feet to a point in the Northern right of way of Highway 100;

Thence with said right of way the following (4) calls and distances:

1. South 36 Degrees 57 Minutes 09 Seconds West for 173.74 feet a set ½" dia iron rebar with GS&P cap;

2. North 53 Degrees 02 Minutes 50 Seconds West for 7.00 feet a set ½" dia iron rebar with GS&P cap;

3. South 36 Degrees 57 Minutes 09 Seconds West for 53.75 feet a set ½" dia iron rebar with GS&P cap;

4. Thence to the beginning point of a curve to the Right having a radius of 2864.79 feet, thence Right along said curve for an arc length of 30.80 feet, said curve having a chord bearing of South 39 Degrees 26 Minutes 10 Seconds West for 30.80 feet to the point of beginning;

Said parcel land area being 3,135,957.83 Square feet more or less or 71.99 Acres more or less.

Source of North Tennessee Grid North-GPS -GEOID 12A (NAD 83)

Being the same property conveyed to George E. Mudter, Jr., Trustee of the Old Harding Trust under Agreement dated April 7, 2017, with full power to sell, mortgage, encumber, lease, convey, or otherwise alienate without the joinder of any beneficiary, by Warranty Deed dated April 6, 2017, from Donald L. McCloud and Terry McCloud, of record in Instrument No. 20170531-0054083, in the Register's Office for Davidson County, Tennessee, and by Quitclaim Deeds dated April 6, 2017 from Donald L. McCloud and Terry McCloud of record in Instrument No. 20170531-0054084 and Instrument No. 20170531-0054085, in the Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being more particularly described according to a survey dated March 9, 2017 prepared by Kenneth D. Church, TN RLS 1004, Gresham Smith and Partners, 1400 Nashville City Center, 511 Union Street, Nashville, Tennessee 37219, under Project Number 29959.00, as follows:

Beginning at a found ½" diameter iron rebar with RLS cap 183 with northwest corner with Clearwater Beach Resorts, Inc. (Tax Parcel 16800002900) recorded in Deed Book Instrument 20000104-0000955 in the Davidson County Register of Deeds also corner with Clearwater Beach Resorts, Inc (Tax Parcel 1680000900) recorded in Quit Claim Deed Book 9911 Page 255 in the Davidson County Register of Deeds;

Thence with said parcel the following three (3) calls and distances:

1. South 84 Degrees 25 Minutes 52 Seconds West for 43.00 feet a set ½" dia iron rebar with GS&P cap;
2. North 05 Degrees 34 Minutes 08 Seconds West for 198.00 feet a set ½" dia iron rebar with GS&P

cap;

3. North 88 Degrees 36 Minutes 57 Seconds East for 87.17 feet a set ½" dia iron rebar with GS&P cap corner with Clearwater Beach Resort, Inc (Tax Parcel 16800001000) in Deed Book 9118 Page 435;

Thence with said line North 86 Degrees 11 Minutes 01 Seconds East for 79.98 feet to a point in the centerline of the Harpeth River;

Thence with said centerline the following two (2) calls and distances:

1. South 02 Degrees 05 Minutes 03 Seconds West for 110.88 feet to a point;
2. South 07 Degrees 29 Minutes 08 Seconds East for 58.15 feet to a point corner with Clearwater Beach Resorts, Inc. (Tax Parcel 16800002900) recorded in Deed Book Instrument 20000104-0000955 in the Davidson County Register of Deeds

Thence with said parcel the following two (2) calls and distances;

1. South 85 Degrees 04 Minutes 12 Seconds West for 89.70 feet a set ½" dia iron rebar with GS&P cap;
2. Thence to the beginning point of a curve to the Left having a radius of 88.00 feet, thence Left along said curve for an arc length of 30.96 feet, said curve having a chord bearing of South 38 Degrees 20 Minutes 59 Seconds West for 30.80 feet to a found ½" diameter iron rebar with RLS cap 183 the point of beginning;

Said parcel land area being 28,065.13 Square feet more or less or 0.64 Acres more or less.

Being an abandoned portion of Old Harding Pike.

Being the same property conveyed to George E. Mudter, Jr., Trustee of the Old Harding Trust under Agreement dated April 7, 2017, with full power to sell, mortgage, encumber, lease, convey, or otherwise alienate without the joinder of any beneficiary, by Quitclaim Deed dated May 31, 2017, from Donald L. McCloud and Terry McCloud, of record in Instrument No. 201705310054085 in the Register's Office for Davidson County, Tennessee,

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

