Bill Garrett Davidson County
Batch# 75625 DEEDQC
04/02/2018 04:08:34 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180402-0030692

THIS DOCUMENT PREPARED BY

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

Karen Rottero Griffing
AFFIANT

MARTHA JOYCE HAFF
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me this 30 day of March, 2018.

Notary Public

My Commission Expires: 5-10-2021

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
Karen Rottero Griffing, Trustee 2955 Prince Drive Clarksville, Tennessee 37043	-SAME-	029 00 0 363.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that John D. Rottero, Trustee of The Mozelle M. Rottero Living Trust, established by the Revocable Trust Agreement of Mozelle M. Rottero, dated December 6, 2007 (the "Living Trust"), 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 of which is hereby acknowledged, and in connection with the termination and distribution of the Living Trust upon the death of its grantor, hereby releases, remises and quitclaims unto Karen Rottero Griffing, Trustee of the Karen Rottero Griffing Trust, her successors and assigns, hereinafter called the Grantee, all right, title and interest of the Living Trust in and to a certain

parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this the 28th day of March, 2018.

THE MOZELLE M. ROTTERO LIVING TRUST DATED DECEMBER 6, 2007

John D. Rottero, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John D. Rottero, Trustee**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of March, 2018.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Notary Public

EXHIBIT A

Legal Description

TRACT ONE: (Map 29, Parcel 363)

LYING and being in the 14th Civil District formerly the 24th Civil District of Davidson County, being known as Tract No. 4 of the property of William Minton Parrish and wife, and described according to a copy of the survey thereof made by C. J. Carney, Surveyor, July 28, 1956 as follows:

BEGINNING in the center line of Gray's Point Road at the corner of tracts 4 and 5, thence North 5° West, 550.8 feet to an iron pin; thence, North 45°, 45' West, 341.2 feet to an iron pin; thence, North 12° east, 793 feet to an iron pin; thence, North 12° East 95 feet to an iron pin; thence, North 48° East, 425 feet to an iron pin; thence, North 65°, 30' East, 33 feet to an iron pin in the center line of Spring Branch; thence, continuing with said Branch, South 24°, 30' East, 297 feet, South 45°, 30' East, 264 feet, South 88° East, 92.5 feet to the Northwest corner of the C.D. Cole property; thence, with Cole's line along a fence South 11°, 15' East, 1,343 feet to an iron pin which is North of the North margin of Gray's Point Road; thence, South 77°, 45' West, partly along the center line of Gray's Point Road, 996 feet to the corner of tracts 4 and 5, the point of beginning, containing 37.35 acres more or less.

Included in the aforementioned description but expressly excluded from current Map 29, Parcel 363 is the following described property now known as Map 29, Parcel 49:

> LAND in the 14th Civil District of Davidson County, Tennessee, said tract is a portion of Tract 4 of the property conveyed to Ray A. Rottero and wife, Mozelle McMahan Rottero by William Minton Parrish and wife, Violet Reich Parrish, by deed of record in Deed Book 2618, page 463, Register's Office for Davidson County, Tennessee: BEGINNING at an iron pin (old) in the North margin of Grays Point Road, said pipe being the most Southeast corner of Ray Rottero as appears in Deed Book 2618, page 463, Register's Office for Davidson County, Tennessee and also being the most Southwest corner of Howard Holland as appears in Deed Book 4465, page 622, Register's Office for Davidson County, Tennessee and continuing as follows: with the North margin of Grays Point Road N. 85° 15' .09" West 100.36 feet to a point, S. 87° 03' 53" West 113.00 feet to a point and S. 84° 14' 36" W. 169.79 feet to an iron pin (new), a new corner to Mozelle Rottero, thence with a new line to Rottero, N. 14° 36' 58" W. 316.93 feet to an iron pin (new), and N. 40° 10' 18" East 599.40 feet to an iron pin (new), a new corner to Rottero in the line of Howard Holland, thence with the West line of Holland, S. 5° 43' 05" East 753.93 feet to the point of beginning containing 5.02 acres as per survey by Jack L. Head, RLS Tenn. No. 670, whose address is 2127 Memorial Blvd., Springfield, Tennessee, dated December 3, 1993.

Being the same property conveyed to Mozelle M. Rottero and John D. Rottero, Trustees of The Mozelle M. Rottero Living Trust, established by the Revocable Trust Agreement of Mozelle M. Rottero, dated December 6, 2007, by deed from Mozelle M. Rottero, of record as Instrument No. 20100503-0033365, Register's Office for Davidson County, Tennessee. Mozelle M. Rottero died October 3, 2017. Upon the death of Mozelle M. Rottero, John D. Rottero became the sole Trustee of said Mozelle M. Rottero Living Trust.

This is improved property known as 0 Grays Point Road, Joelton, Tennessee 37080.