Bill Garrett Davidson County
Batch# 96970 DEEDQC
05/25/2018 02:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180525-0050462

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Hand Family Companies, LLC 2059 Wilma Rudolph Road Clarksville, Tennessee 37040	Same	144-01-0-005-00
This instrument prepared by: SHERRARD ROE VOIGT & HARBISON, PLC 150 Third Avenue South, Ste 1100, Nashville, TN 37201		

QUITCLAIM DEED

The undersigned, Linda R. Koon, as Trustee of the 1303 Chickering Trust under agreement dated July 1, 2016, with full power to sell, mortgage, convey or otherwise alienate without joinder of any beneficiary ("Grantor"), for the purpose of making a terminating distribution to the sole beneficiary of such Trust, does hereby quitclaim, transfer, and convey to Hand Family Companies, LLC, a Tennessee limited liability company ("Grantee"), and to Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in the City of Nashville, Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property known as 1303 Chickering Road, Nashville, Tennessee 37205.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the 25th day of May, 2018.

Linda R. Koon, as Trustee of the 1303 Chickering Trust

By: Linda R. Koon
Linda R. Koon, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Linda R. Koon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the Trustee of the 1303 Chickering Trust, the within named bargainor, and who upon oath acknowledged that she executed the foregoing instrument on behalf of the 1303 Chickering Trust, as Trustee, for the purposes therein contained .

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of May, 2018.

Jerrie J. Chilcote
Notary Public

My Commission Expires: 10-07-2019

JERRIE J. CHILCOTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jerrie J. Chilcote
My Commission Expires
October 7, 2019
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

John W. Roe, Jr.
Affiant

Subscribed and sworn to before me this 25th day of May, 2018.

Jerrie J. Chilcote
Notary Public

My Commission Expires: 10-07-2019

JERRIE J. CHILCOTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jerrie J. Chilcote
My Commission Expires
October 7, 2019
STATE OF TENNESSEE

851081.1 00158-055

Exhibit "A"
Property Description

Land in the 7th formerly the 11th, Civil District of Davidson County, Tennessee, in the City of Belle Meade, being Lot No. 2, Northerly 16 feet of Lot No. 3 and a tract of 3.8 acres as shown on the plan of the property of Edwin Warner's S/D of a 75 acre tract, not of record described according to a survey made by James A. Hamilton, Jr., Surveyor, February 26, 1955, as follows:

Beginning on the Westerly margin of Belle Meade Pike, or Chickering Road, at the Southeast corner of the property conveyed to E. E. Wilson and wife, by deed from Ann R. Caldwell and husband, of record in Book 1005, page 383, Register's Office for said County, being also the Southeast corner of Lot No. 1; thence with the southerly line of said Lot No. 1, North 80 degrees West 450 feet to the Northeast corner of Lot No. 2, and continuing in the same direction with the line between said Lots Nos. 1 and 2, 102 feet, in all 552 feet; thence South 10 degrees West 385 feet to a point, which is 16 feet South of the corner of Lots Nos. 2 and 3; thence South 80 degrees East 549.92 feet to the Westerly margin of said Belle Meade Pike, or Chickering Road; thence with the same North 10 degrees 18 minutes 40 seconds East 385 feet to the beginning.

Being the same property conveyed to Grantor by Warranty Deed of record in Instrument No. 20160907-0094170 in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Traci Sellers, do hereby make oath that I am 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.

Traci Sellers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Traci Sellers, 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 25th day of May, 2018.

Notary Public

My Commission Expires: _____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 10, 2018
STATE OF TENNESSEE

388148.01 6361-0001