Bill Garrett Davidson County
Batch# 109702 DEEDQC
06/28/2018 08:51:11 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20180628-0062277

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **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--. Affiant Subscribed and sworn to before me, this 26th day of June, 2018. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2019

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Raymond D. Lane, Jr., et al. 1305 4th Avenue North Nashville, Tennessee 37208	SAME	082 09 0 168.00 082 09 0 169.00 082 09 0 171.00 087 00 0 090.00 087 00 0 092.00 087 00 0 099.00 087 00 0 157.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Nancy Ruth Lane Edwards,

individually, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, consisting of an undivided one-third (1/3) tenant-in-common interest, to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Samuel Dennis Edwards and/or Nancy Ruth Lane Edwards, Trustees of the Nancy & Samuel Edwards Living Trust, established by the Revocable Trust Agreement of Samuel Dennis Edwards and Nancy Ruth Lane Edwards dated June 26, 2018**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS my hand this 26th day of June, 2018.

Nancy R. Edwards

Nancy Ruth Lane Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Ruth Lane Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of June, 2018.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2019

My Commission Expires: _____

_____
Notary Public

EXHIBIT A

Legal Descriptions

(Nancy Ruth Lane Edwards, Nancy Lane Edwards, Nancy R. Edwards are one and the same person.)

082 09 0 168.00 – 1301 4th Avenue North, Nashville, Tennessee 37208

Land in Davidson County, Tennessee, being part of the south part of Lot No. 53 on the Map of D. T. McGavock plan of lots of record in Book 10, pages 606 and 607, Register's Office for said County.

Said Part of said lot fronts 50 feet on the west side of Fourth Avenue North and extends back between parallel lines, along the north margin of Monroe Street, 180 feet to an alley in the rear.

Being the same property conveyed to Raymond D. Lane, Jr., consisting of an undivided one-third (1/3) tenant-in-common interest, Nancy R. Edwards, consisting of an undivided one-third (1/3) tenant-in-common interest, Elijah S. Minter, consisting of an undivided one-sixth (1/6) tenant-in-common interest, and Raymond D. Lane, Jr. and Nancy R. Edwards, Co-Trustees of the William Thomas Allen Gibson 2015 Vested Trust, by deed from Raymond D. Lane, Jr. and Nancy R. Edwards, Co-Trustees of the Raymond D. Lane, Sr. Family Trust, of record as Instrument No. 20151228-0129869, Register's Office for Davidson County, Tennessee.

This is improved property known as 1301 4th Avenue North, Nashville, Tennessee 37208.

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082 09 0 169.00 – 1305 4th Avenue North, Nashville, Tennessee 37208

Land in Davidson County, Tennessee, more particularly described as follows:

Tract I. Being parts of Lots No. 53 and 54 on the Plan of D. T. McGavock's First Addition as of record in Book 10, pages 606 to 609, inclusive, Register's Office for said County as follows:

Beginning on the westerly margin of Fourth Avenue, formerly Cherry Street, at a point 50 feet north of the northerly margin of Monroe Street; thence with the westerly margin of Fourth Avenue North, northwardly 46 feet 3 ½ inches, more or less, to the southeast corner of the property conveyed to Horace D. Boyd and wife, by deed from Josephine Scheffer, as of record in Book 404, page 360, said Register's Office; thence with said Scheffer's southerly line, westwardly 175 feet more or less to the easterly margin of an alley; thence with said alley, southwardly 46 feet 3 ½ inches, more or less, to a point 50 feet north of the northerly margin of Monroe Street; thence eastwardly 175 feet, more or less, to the beginning.

Tract II. Being part of Lot No. 54 on D. T. McGavock's First Addition to Nashville, as of record in Book 10, pages 606 to 608, Register's Office for said County, and described as follows:

Beginning on the westerly margin of Fourth Avenue North, formerly Cherry Street, at a point 96 feet 3½ inches northerly from the northerly margin of Monroe Street, this being the northeast corner of the lot conveyed to J. D. Allen by L. D. Rifoos; thence with said Avenue, northerly 46 feet 3½ inches to the southeast corner of the lot conveyed by said Rifoos to R. L. Caruthers; thence with Caruthers' southerly line westerly 175 feet more or less to the easterly margin of an alley; thence with said alley, southwardly 46 feet 3½ inches, more or less, to the northwest corner of said Allen lot; thence with the northerly line of said Allen lot, eastwardly 175 feet, more or less, to the beginning.

Being the same property conveyed to Raymond D. Lane, Jr., consisting of an undivided one-third (1/3) tenant-in-common interest, Nancy R. Edwards, consisting of an undivided one-third (1/3) tenant-in-common interest, Elijah S. Minter, consisting of an undivided one-sixth (1/6) tenant-in-common interest, and Raymond D. Lane, Jr. and Nancy R. Edwards, Co-Trustees of the William Thomas Allen Gibson 2015 Vested Trust, by deed from Raymond D. Lane, Jr. and Nancy R. Edwards, Co-Trustees of the Raymond D. Lane, Sr. Family Trust, of record as Instrument No. 20151228-0129876, Register's Office for Davidson County, Tennessee.

This is improved property known as 1305 4th Avenue North, Nashville, Tennessee 37208.

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082 09 0 171.00 – 1309 4th Avenue North, Nashville, Tennessee 37208

Land in Davidson County, Tennessee, more particularly described as follows:

Being the north 47 ½ feet of Lot No. 54 and the south 2 ½ feet of Lot No. 55 on the map of D. T. McGavock's First Addition to Nashville, of record in Book 10, page 606-609, Register's Office for said county. Said parts of said Lots front 50 feet on the west side of Fourth Avenue North and run back between parallel lines 154 feet, more or less to an alley.

Being the same property conveyed to Raymond D. Lane, Jr., consisting of an undivided one-third (1/3) tenant-in-common interest, Nancy R. Edwards, consisting of an undivided one-third (1/3) tenant-in-common interest, Elijah S. Minter, consisting of an undivided one-sixth (1/6) tenant-in-common interest, and Raymond D. Lane, Jr. and Nancy R. Edwards, Co-Trustees of the William Thomas Allen Gibson 2015 Vested Trust, by deed from Raymond D. Lane, Jr. and Nancy R. Edwards, Co-Trustees of the Raymond D. Lane, Sr. Family Trust, of record as Instrument No. 20151228-0129874, Register's Office for Davidson County, Tennessee.

This is improved property known as 1309 4th Avenue North, Nashville, Tennessee 37208.

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087 00 0 090.00 – 4222 Central Pike, Hermitage, Tennessee 37076

Tract 1:
A tract of land in the 4th Civil District of Davidson County, Tennessee, as shown on a copy of a survey made by E.R. Southgate, Surveyor, and described as follows:

BEGINNING at a point at the northwest corner of a tract of 4.039 acres conveyed to Robert H. Suggs and wife, by deed from H.E. Nokes and wife, of record in Book 1285, page 333, Register's Office for said County; thence along Suggs' westerly line, South 4 ½ deg. West 439 feet to a point, the southwest corner of said 4.039 acres tract, said point being in the north line of the land of Owen Eakes; thence with Eakes' north line north 86 ¼ deg. West 99.22 feet, more or less, to a post in a fence line; thence along said fence North 4 ½ deg. East 439 feet to a stake near a hackberry; thence South 86 ¼ deg. East 99.22 feet to the beginning, containing 1 acre, more or less.

Tract 2:
A tract of land in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at the northwest corner of the property of the Central Pike Church of Christ; thence east 120 feet; thence North 46 feet to the northeast corner of said Church Property; thence east 360 feet to Nokes' and Hackett's (corner); thence South 315 feet to cemetery and road; thence west 480 feet with cemetery and road; thence North 279 feet to the beginning.

Tract 3:
A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a plat made by E.R. Southgate, Surveyor, February 26, 1944, as follows:

BEGINNING at a post as shown on said survey, in H.E. Nokes fence line, said post being South 86 ¼ deg. East 503 feet from the northwest corner of a 1 acre tract heretofore conveyed by R.H. Suggs and wife, Sytha Suggs, by deed from H.E. Nokes and wife, of record in Book 1151, page 697, Register's Office for said County; thence South 6 deg. West 439 feet to a stake near a hackberry tree in Owen Eakes' line, said point being in the north line of said Owen Eakes' property; thence with said line North 86 ¼ deg. West 397.78 feet to a stake in said line, being the southeast corner of said 1 acre tract; thence with the east line of said 1 acre tract, North 4 ½ deg. East 439 feet to a stake in the northeast corner of said 6 acre tract; thence South 86 ¼ deg. East 403.78 feet to the beginning.

Being the same property conveyed to Raymond D. Lane, Jr., consisting of an undivided one-third (1/3) tenant-in-common interest, Nancy R. Edwards, consisting of an undivided one-third (1/3) tenant-in-common interest, Elijah S. Minter, consisting of an undivided one-sixth (1/6) tenant-in-common interest, and Raymond D. Lane, Jr. and Nancy R. Edwards, Co-Trustees of the William Thomas Allen Gibson 2015 Vested Trust, by deed from Raymond D. Lane, Jr. and Nancy R. Edwards, Co-Executors of the Estate of Audrey Juanita Lane, of record as Instrument No. 20160218-0015511, Register's Office for Davidson County, Tennessee.

This is improved property known as 4222 Central Pike, Hermitage, Tennessee 37076.

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087 00 0 092.00 – 4226 Central Pike, Hermitage, Tennessee 37076

TRACT I:
Land in Davidson County, Tennessee, being part of Lot No. 3 in the Partition of the Lands of Abner Cowgill, deceased, as of record in Minute Book "Q," page 301, Circuit Court for the County, described according to a survey made by E.R. Southgate, Surveyor, July 31, 1942, as follows:

Beginning at a spike, the southeast corner of Central Pike and a 25 foot Avenue, thence with the southerly margin of Central Pike, South 88 1/2° East 100 feet to a stake; thence south 3 1/2° East 190.6 feet to a stake in the northerly line of Lot No. 4; thence with the northerly line of Lot No. 4 North 87 3/4° West 100 feet to a stake in the easterly margin of said 25 foot Avenue; thence with said Avenue, North 3 1/2° West 191 feet to the beginning.

TRACT II:
Land in Davidson County, Tennessee, being parts of Lot Nos. 3 and 4 in the Partition of the Lands of Abner Cowgill, deceased, of record in Book "Q," page 301, Circuit Court of Davidson County, Tennessee, according to a survey made by E.R. Southgate, Surveyor, July 31, 1942. Said parts of Lots 3 and 4 front 56 feet on the south side of Central Pike, described as follows:

Beginning at a point 100 feet east of a 25 foot road, being the northeast corner of a lot owned by W.M. Givens and wife, Flora Belle Givens, of record in Book 1235, page 273, Register's Office for Davidson County, Tennessee, running thence East with the South margin of Central Pike, 56 feet to a point; thence South at right angles, of Central Pike, 56 feet to a point; thence South at right angles, 266 feet to a point; thence West parallel with the South margin of Central Pike 36 feet to a point; thence North with the East margin of lot owned by W.M. Givens and wife, 266 feet to the point of beginning.

Being the same property conveyed to Raymond D. Lane, Jr., consisting of an undivided one-third (1/3) tenant-in-common interest, Nancy R. Edwards, consisting of an undivided one-third (1/3) tenant-in-common interest, Elijah S. Minter, consisting of an undivided one-sixth (1/6) tenant-in-common interest, and Raymond D. Lane, Jr. and Nancy R. Edwards, Co-Trustees of the William Thomas Allen Gibson 2015 Vested Trust, by deed from Raymond D. Lane, Jr. and Nancy R. Edwards, Co-Executors of the Estate of Audrey Juanita Lane, of record as Instrument No. 20160218-0015510, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4226 Central Pike, Hermitage, Tennessee 37076.

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087 00 0 099.00 – 4278 Central Pike, Hermitage, Tennessee 37076

TRACT 1
Land in the 4th Civil District of Davidson County, Tenn, as per survey of John D. McCormick, Hermitage, Tenn., and more particularly described as follows:

Beginning at a point in the southern margin of Central Pike at the present Northeast corner of the lands of the Grantors, of record in Deed Book 4219, page 338, RODC; thence southerly S. 0° 44' W. 230.9 Ft. to an iron pin; being the present Southeast corner of the lands of Grantors; thence westerly N. 88° 30' W. 50 Ft. to an iron pin; thence northerly N. 0° 44' E. 231.5 Ft. to an iron pin in the southern margin of Central Pike; thence easterly with the southern boundary of the said Central Pike S. 87° 45' E. 50 Ft. to the point of beginning, containing 0.26 Acre more or less.

TRACT 2
Land in the 4th Civil District of Davidson County, Tennessee, being parts of Lots No. 2, 3, 4, 5, 6, 7 and 8, partition of lands of Abner Cowgill deceased, of record in Minute Book Q, page 301 Circuit Court for Davidson County, Tennessee, and being described according to a survey by Richard B. Omohundra, Engineer, License No. 4575, November 25, 1967.

Beginning at a point in the southerly margin of Central Pike at an iron pin by post, the common corner of the lands of C.B. Howse and the lands of James Nelson way; thence with the southerly margin of said pike 252.4 feet in the northeasterly direction to an iron pin in said margin by a post thence south 9° 14' east 81.6 feet to an iron post in concrete; thence south 7° 06' west 151.2 feet to a post; thence south 84° 03' east 8.6 feet to a post; thence south 0° 11' west 56.7 feet to a steel post in concrete; thence north 76° 59' west 27.6 feet to a corner post; thence south 4° 25' west 824.2 feet with a fence, the westerly line of the lands of W.L. Hall to an iron pin by post; thence north 85° 55' west 1069.7 feet with the northerly line of Robert C. Eakes and a fence; to an iron pin by a post; thence, N 6° 05' east 455.2 feet with a fence to an iron pin at the southwest corner of the Evans Cemetery; thence with a fence along the southern line of said cemetery south 85° 54' east 322.3 feet to an iron pin, the southeasterly corner of said cemetery; thence with the easterly line of said cemetery and a fence north 3° 59' east 99.1 feet to an iron pin by post, the northeasterly corner of said cemetery; thence with the northerly line of said cemetery and a fence north 85° 43' west 320.1 feet to its northwesterly corner and iron pin past the fence intersection; thence north 6° 05' east 242.7 feet to an iron pin by post at the southwesterly corner of lands of Anna Bell H. Murray; thence with her southerly line and a fence south of 86° 40' east 808.3 feet to an iron pin by post; the southeasterly corner of the lands of C.B. Howse; thence with the easterly line of said C.B. Howse north 4° 03' east 231.5 feet to the point of beginning and containing 20.44 acres, more or less.

Included in the above description, but specifically excluded from this conveyance is the following tract, more properly described as follows:

Land in the 4th Civil District of Davidson County, Tenn, as per survey of John D. McC01mick, Hermitage, Tenn., and more particularly described as follows:

Beginning at an iron pin in the Southwest corner of the present lanes of Central Pike Church of Christ, of record in Deed Book 4219, page 338, RODC, said point being 221.3 Ft. south of the southern boundary of Central Pike; thence S. 6° 04' W. 25 Ft. to an iron pin and post; thence easterly S. 88° 30' E. 531.5 Ft. to an iron pin; thence N. 0° 44' E. 25 Ft. to an iron pin; thence westerly N. 88° 30' W. 529.5 Ft. to the point of beginning, and containing 0.30 Acres, more or less.

> Being the same propelty conveyed to the Trustees of Central Pike Church of Christ, & their successors in office, by deed from Raymond D. Lane and wife, Audrey Juanita Lane, dated October 25, 1980, of record at Instrument Number 00005669-0000982, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raymond D. Lane, Jr., consisting of an undivided one-third (1/3) tenant-in-common interest, Nancy R. Edwards, consisting of an undivided one-third (1/3) tenant-in-common interest, Elijah S. Minter, consisting of an undivided one-sixth (1/6) tenant-in-common interest, and Raymond D. Lane, Jr. and Nancy R. Edwards, Co-Trustees of the William Thomas Allen Gibson 2015 Vested Trust, by deed from Raymond D. Lane, Jr. and Nancy R. Edwards, Co-Executors of the Estate of Audrey Juanita Lane, of record as Instrument No. 20160218-0015508, and corrected by Scrivener's Affidavit of record as Instrument No. 20170921-0096633, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4278 Central Pike, Hermitage, Tennessee 37076.

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087 00 0 157.00 – 4278 Central Pike, Hermitage, Tennessee 37076

Land in the 4th Civil District of Davidson County, Tennessee, being part of the lands of Abner Cowgill, deceased, of record in Minute Book Q, page 301, Circuit Court for Davidson County, Tennessee, and being described according to a survey by John. D. McCormick, Registered Land Surveyor, License No. 674, dated December 26, 1983.

Beginning at a point in the southerly margin of Central Pike at a point, being the common corner of the lands of C.H. Howse and the property herein conveyed; thence with the southerly margin of said Pike 252.4 feet in a northeasterly direction to a point in said margin; thence South 9° 14' East, 81.6 feet with a fence to a point; thence South 7° 6' West 151.2 feet with a fence to a point; thence South 84° 3' East, 8.6 feet with a fence to a point; thence South 0° 11' West, 56.7 feet with a fence to a point; thence North 76° 59' West, 27.6 feet with a fence to a point; thence South 4° 25' West, 824.2 feet with a fence to a point; thence North 85° 55' West, 245.0 feet with a fence to a point; thence North 4° 25' East, 812.0 feet to a point; thence North 4° 3' East, 231.5 feet to the point of beginning and containing 6.15 acres, more or less.

Being the same property conveyed to Raymond D. Lane, Jr., consisting of an undivided one-third (1/3) tenant-in-common interest, Nancy R. Edwards, consisting of an undivided one-third (1/3) tenant-in-common interest, Elijah S. Minter, consisting of an undivided one-sixth (1/6) tenant-in-common interest, and Raymond D. Lane, Jr. and Nancy R. Edwards, Co-Trustees of the William Thomas Allen Gibson 2015 Vested Trust, by deed from Raymond D. Lane, Jr. and Nancy R. Edwards, Co-Executors of the Estate of Audrey Juanita Lane, of record as Instrument No. 20160218-0015509, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4278 Central Pike, Hermitage, Tennessee 37076.
