STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Trustee

Affiant

Subscribed and sworn to before me on this the 16th day of April, 2019.

Notary Public

My Commission expires: 5/3/2021

SATENA SCOGGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This instrument prepared by:
Harris A. Gilbert, Esq.
WYATT, TARRANT & COMBS, LLP
333 Commerce St., Ste. 1400
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 219119 DEEDQC
04/17/2019 11:55:43 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20190417-0035275

QUITCLAIM DEED

NAME/ADDRESS OF NEW OWNER:
Benjamin A. Doochin
90 Victoria Park
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Same as Owner

Map/Parcel: 05213005200

RECITALS:

FOR NO CASH CONSIDERATION ($0.00), but as part of the distribution of the Estate of Julius Doochin, deceased, BENJAMIN A. DOOCHIN, TRUSTEE UNDER THE MARITAL TRUST UNDER THE LAST WILL AND TESTAMENT OF JULIUS DOOCHIN ("GRANTOR"), does hereby by these presents, quitclaim, transfer and convey unto BENJAMIN A. DOOCHIN, INDIVIDUALLY (hereinafter, the "GRANTEE"), all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

The property conveyed is unimproved and located at 2612 Miami Avenue (Portions of Lots 37 and 38), Nashville, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, without limitation:

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, the GRANTOR has hereunder set his hand this 16th day of April, 2019.

GRANTOR:

Trustee

BENJAMIN A. DOOCHIN, TRUSTEE UNDER THE MARITAL TRUST UNDER UNDER THE LAST WILL AND TESTAMENT OF JULIUS DOOCHIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared , BENJAMIN A. DOOCHIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the TRUSTEE UNDER THE MARITAL TRUST UNDER THE LAST WILL AND TESTAMENT OF JULIUS DOOCHIN, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing his name as such Trustee.

WITNESS MY HAND AND SEAL, at office in Nashville, Tennessee, this 16th day of April, 2019.

Notary Public

My Commission Expires: 5/3/2021.

SATENA SCOGGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Tract I and Tract II according to an unrecorded survey by Michael V. Stump, Surveyor Lic. No. 784, dated October 18, 1980, as follows:

TRACT I: Beginning on an iron pin located on the west bank of a creek flowing between the cul-de-sac of Miami Avenue and the Lock Two Park fence; thence North 81 degrees 06 minutes East intersecting a corner of said fence at 63.01 feet, continuing North 81 degrees 06 minutes East a total distance of 759.00 feet to a point in said fence 10.00 feet east of the centerline of Lock Two Road; thence along the east right-of-way of Lock Two Road South 10 degrees 51 minutes East 1844.72 feet; thence South 34 degrees 36 minutes West crossing said road and more or less with a wire fence 205.53 feet to an iron pin; thence South 61 degrees 42 minutes West 219.18 feet to a 1 inch iron pipe; thence North 50 degrees 14 minutes West 82.04 feet to an iron pin; thence South 52 degrees 02 minutes West 698.38 feet to a fence post at a fence corner; thence North 56 degrees 59 minutes West 199.96 feet to an iron pin; thence South 50 degrees 15 minutes West 274.87 feet to an iron pin on the east side of Pennington Bend Road; thence along said Road North 57 degrees 56 minutes West 24.68 feet; thence North 33 degrees 09 minutes East 113.87 feet; thence North 57 degrees 56 minutes West passing 90 degrees to the left of an iron pin at 63.31 feet, intersecting a 1 inch iron pipe at a fence line at 166.51 feet, continuing North 57 degrees 56 minutes West a total distance of 1400.00 feet to an iron pin; thence South 32 degrees 05 minutes West 152.18 feet to an iron pin on the east side of Wooddale Lane; thence along Wooddale Lane North 49 degrees 29 minutes West 40.96 feet to an angle iron at a fence corner; thence North 32 degrees 06 minutes East 301.3 feet to an iron pin; thence North 63 degrees 05 minutes West 225.12 feet to an iron pin on the south side of Miami Avenue; thence along Miami Avenue North 32 degrees 46 minutes East 49.91 feet to an iron pin, said pin being South 51 degrees 28 minutes East 50.92 feet of the southeast corner of Tract II (Lot 7); thence South 56 degrees 48 minutes East 115.86 feet to an iron pin at the original southeast corner of Lot 38 of the 1926 Woodale Grove Annex Subdivision; thence along said Subdivision the next seven (7) courses: North 32 degrees 29 minutes East 15.00 feet to an iron pin; North 42 degrees 23 minutes East 677.44 feet, North 43 degrees 25 minutes East 290.18 feet, North 49 degrees 35 minutes East 436.54 feet, North 54 degrees 35 minutes East 221.41 feet, North 63 degrees 50 minutes East 200.00 feet to an iron pin, the southeast corner of Lot 76, North 16 degrees 25 minutes West 94.01 feet to the south right-of-way of Miami Avenue; thence North 75 degrees 30 minutes East 50.67 feet to an iron pin, the point of beginning and containing 89.544 acres.

TRACT II: Beginning at the southeast corner of the tract herein described, said corner being North 51 degrees 28 minutes West 50.92 feet of an iron pin located on the south side of Miami Avenue, a corner of Tract I; thence North 57 degrees 31 minutes West 130.23 feet to the edge of the Cumberland River at elevation 386.3 feet; thence along said river South 42 degrees 37 minutes West 50.79 feet; thence South 57 degrees 31 minutes East 136.35 feet to the north right-of-way of Miami Avenue; thence along said right-of-way a curve to the right having a radius of 1457.39 feet and a chord of North 35 degrees 42 minutes East 50.08 feet to the beginning, containing 0.153 acres, and being the original Lot 7 of the 1925 Subdivision of J. H. Gothard, located between Miami Avenue and the Cumberland River.

BEING the same property conveyed to Sonia Doochin, Trustee under the Marital Trust under the Last Will and Testament of Julius Doochin, Deceased, by Quitclaim Deed from Sonia Doochin and Benjamin A. Doochin, Co-Executors under the Last Will and Testament of Julius Doochin, of record in Instrument No. 20080404-0034573, Register's Office for Davidson County, Tennessee. Sonia Doochin died testate on June 5, 2018, Docket No. 18P-1091, Seventh Circuit Court of Davidson County, Tennessee (Probate Division) and upon her death, Benjamin A. Doochin is to serve as Trustee under the Marital Trust pursuant to Article VII of the Last Will and Testament of Julius Doochin of record in Docket No. 03P-1054, Seventh Circuit Court for Davidson County, Tennessee (Probate Division).