Karen Johnson Davidson County
Batch# 236055 DEEDQC
05/29/2019 03:05:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190529-0050820

This Instrument Prepared By:
Bass, Berry & Sims (JCG/DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Name & Address of New Owner(s)	Send Tax Bills To:	Map & Parcel Number(s)
Sam Moore Marital Trust Samuel Joseph Moore, Trustee 4101 Franklin Pike Nashville, TN 37201	Same	Map Parcel 108 227.00 121 213.00 Davidson County

TRUSTEE'S QUITCLAIM DEED

WHEREAS, Samuel Joseph Moore is the trustee (the "Trustee") of the Sam Moore Revocable Trust (the "Trust");

WHEREAS, the Trustee acquired an undivided one-third (1/3) interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee and more particularly described on Exhibit A hereto (the "Property"), as trustee of the Trust;

WHEREAS, Sam Moore died on June 1, 2018, and henceforth upon his death, the Trust agreement directs that the residuary trust estate, of which the Property is a part, is to be distributed to the Sam Moore Marital Trust.

NOW THEREFORE AND PURSUANT TO the authority granted to him as trustee, Samuel Joseph Moore, as trustee of the SAM MOORE REVOCABLE TRUST, and not further or otherwise, does hereby quitclaim and, by these presents, transfer and convey unto Samuel Joseph Moore, as trustee of the SAM MOORE MARITAL TRUST, his successors and assigns, all of his right, title, and interest as trustee of the Trust, in and to the Property.

This is improved and unimproved property located on Pulley Road, Nashville, Tennessee.

The descriptions herein are the same as those contained in the prior instruments.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and specifically those listed on Exhibit B hereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 29th day of May, 2019.

SAM MOORE REVOCABLE TRUST:

Samuel Joseph Moore, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Samuel Joseph Moore, with whom I am personally acquainted and who acknowledged that he executed the within instrument, as trustee of the Sam Moore Revocable Trust, for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May, 2019.

Notary Public

My Commission Expires:

_____

DEANNA PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 5, 2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

David H. Mayer

Subscribed and sworn to before me this 29th day of May, 2019.

Notary Public

My Commission Expires:

_____

DEANNA PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 5, 2020

EXHIBIT A

TRACT I

Land in the 2nd (formerly the 3rd) Civil District, in Davidson County, Tennessee, being known as Parcel No. 213 of Cheswicke Park P.U.D. as of record in Book 6900, pages 577 thru 581, Register's Office for said County, described according to a survey by McConnell Engineering, dated September 29, 1986, as follows:

BEGINNING at an iron rod on the northerly margin of Pulley Road approximately 2,443 feet east of the intersection of McCrory Creek Road, said rod being the southeast corner of the Metro Nashville Airport Authority (MNAA) property, recorded in Book 5242, page 884, Register's Office for Davidson County, Tennessee; thence, N 07 deg. 35' 26" E 860.61 feet to an old iron rod being the southeast corner of another tract of the MNAA property, recorded in Book 5242, page 886, Register's Office for Davidson County, Tennessee; thence, N 07 deg. 36' 27" E 39.38 feet to a point 900 feet from the point of beginning (per deed), said point being the southwest corner of the W. A. Wright, Sr., et ux property, recorded in Will Book 71, page 159, Register's Office for Davidson County, Tennessee; thence, along W. A. Wright's lines; South 73 deg. 07' E 318.87 feet to an old iron rod; thence S 07 deg. 31' 37" W 645.78 feet to an old iron rod on the north line of the Arnold R. and Mary Emma Tipton property, recorded in Book 3314, page 351, Register's Office for Davidson County, Tennessee; thence along Tipton's lines: N 81 deg. 10' 56" W 265.06 feet to an old iron rod; thence, S 07 deg. 38' 06" W 209.72 feet to an old iron rod on the aforementioned margin of Pulley Road; thence, along said margin, N 80 deg. 56' 30" W, 50.27 feet to the point of beginning, containing 5.07 acres, more or less.

TRACT II

Land lying in the 2nd (formerly the 3rd) Civil District of Davidson County, Tennessee, being a part of the Plan of Cheswicke Park P.U.D. as of record in Book 6900, pages 577 thru 581, said Register's Office, described according to a survey by McConnell Engineering, dated 9/29/86, as follows:

Beginning at a point approximately 900 feet north of Pulley Road and 2,443 feet east of McCrory Creek Road, said point being the northwest corner of the Betty Lou Wright property, recorded in Book 5090, page 798, R.O.D.C., Tenn., and in the easterly line of the Metro Nashville Airport Authority (MNAA) property, recorded in Book 5242, page 886, R.O.D.C. Tenn.; thence, along the easterly line of various MNAA properties; N 07 deg. 36' 27" E, 608.53 feet to a fence break; thence, N 08 deg. 53' 05" E,

283.77 feet to an old iron rod; thence, N 07 deg. 59' 06: E 271.66 feet to an old iron rod; thence, N 07 deg. 42' 39" E, 417.46 feet to an old iron rod; thence, N 07 deg. 43' 45" E, 397.21 feet to a fence intersection; thence, N 07 deg. 28' 01" E, 474.71 feet to an old iron rod in the southerly line of the MHAA property, recorded in Book 5042, page 711, R.O.D.C, Tenn.; thence, along said southerly line, S 82 deg. 32' 22" E, 987.74 feet to an old iron rod at a fence corner on the westerly line of the Kodill Properties tracts, recorded in Book 4965, page 730, R.O.D.C., Tenn.; thence along Kodill's line; S 07 deg. 46' 50" W, 812.86 feet to an old iron rod; thence, S 07 deg. 15' 39" W, 446.48 feet to an old iron rod; thence, S 07 deg. 03' 17" W, 759.35 feet to an old pipe, being the northwest corner of the Elizabeth D. Campbell property, recorded in Book 3799, page 78, R.O.D.C., Tenn.; thence, S 05 deg. 45' 58" W, 178.79 feet to an old pipe being the northwest corner of the Archie Faricloth , et ux, property, recorded in Book 4403, page 884, R.O.D.C, Tenn.; thence, S 11 deg. 03' 10" W, 60.71 feet to a point in a fence; thence, leaving Faircloth's line and along a new division line; N 82 deg. 00' 37" W 691.62 feet; thence, S 07 deg. 31' 37" W, 253.84 feet to an old iron rod being the northeast corner of the aforementioned Betty Lou Wright property; thence, along said Wright's north line, N 73 deg. 07' 21" W, 318.87 feet to the point of beginning, containing 52.95 acres, more or less.

Each Tract being the same property conveyed to Samuel Joseph Moore, as trustee of the Sam Moore Revocable Trust, by deed from Samuel Joseph Moore and Peggy Jean Moore, as co-executors of the Estate of Sam Moore, of record at Instrument Number 20190529-0050593, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Deed of Trust executed by TennSouth-Davis Properties, Ltd. to Ronald H. Hyder, Trustee, of record in Book 7782, page 364, Register's Office for Davidson County, Tennessee.

2. Deed of Trust executed by TennSouth-Davis Commercial Properties, L.P. to Ronald H. Hyder, Trustee, of record in Book 7886, page 505, said Register's Office.

3. Electrical permit for utility purposes of record in Book 5294, page 288, said Register's Office.

4. Easement for the slopes of Pulley Road of record in Book 2195, page 307, said Register's Office.

5. Matters reflected on the plan of record in Book 6900, page 577-581, said Register's Office.

6. Easement for ingress and egress to a cemetery located on the property.

7. Subject to the high and low water of a creek.

8. Subject to the terms of an unrecorded lease by and between TennSouth-Davis Properties, Ltd. and Carl and Debbie Fuston dated August 1, 1987.

26472691.1

True Copy Certification

I, Aubrey Burns, 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.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold
Notary's Signature

My Commission Expires: Aug. 20, 2019
Notary' Seal (if on paper)

RUTH F. ARNOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires AUG. 20, 2019