Karen Johnson Davidson County
Batch# 243269 DEEDQC
06/13/2019 04:10:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190613-0057141

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
The Fred and Ruth Waugh Family Foundation Trust The Northern Trust Company, Trustee 1995 Village Center Circle Las Vegas, NV 89134	Same	Map 85, Parcel 98

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100th DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FRED R. WAUGH, and THE NORTHERN TRUST COMPANY, CO-TRUSTEES OF THE WAUGH FAMILY TRUST UNDER DECLARATION OF TRUST dated March 28, 1974 ("Grantor"), hereby quitclaims and conveys to THE NORTHERN TRUST COMPANY, TRUSTEE OF THE FRED AND RUTH WAUGH FAMILY FOUNDATION TRUST dated June 18, 2018, their heirs, successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party ("Grantee"), all of their right, title and interest in and to certain real property in Davidson, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved property known as 3133 Lebanon Pike, Nashville, TN 37214.

The representative executing this document is executing solely in its current representative capacity as trustee or co-trustee of the entity named herein in the exercise of the power and authority conferred upon and vested in said representative as trustee or co-trustee and is not executing this document in a personal capacity. No personal liability or responsibility is assumed by or shall at any time be assessed or enforceable against any such individual on account of any warranty, indemnity, representation, covenant, undertaking or agreement contained herein. The provisions hereof shall survive the executed document.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed on the 20 day of May, 2019.

GRANTOR:

Fred R Waugh

FRED R. WAUGH, CO-TRUSTEE OF THE WAUGH FAMILY TRUST UNDER DECLARATION OF TRUST dated March 28, 1974

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
COUNTY OF Riverside)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Fred R. Waugh, Co-Trustee of THE WAUGH FAMILY TRUST UNDER DECLARATION OF TRUST dated March 28, 1974, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of May, 2019.

My commission expires:
01/13/2023

Notary Public

AHMED EL-ABYAD
COMM. #2274913
Notary Public - California
Riverside County
My Comm. Expires Jan. 13, 2023

NRO1 NRO1

GRANTOR:

THE NORTHERN TRUST COMPANY,
CO-TRUSTEE OF THE WAUGH FAMILY
TRUST UNDER DECLARATION OF TRUST
dated March 28, 1974

By: _____
Name: John S. O'Neal
Title: Senior Vice President

STATE OF Texas)
)
COUNTY OF Dallas)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, John S. O'Neal, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of THE NORTHERN TRUST COMPANY, CO-TRUSTEE OF THE WAUGH FAMILY TRUST UNDER DECLARATION OF TRUST dated March 28, 1974, and is authorized by the company to execute this instrument on behalf of the company.

WITNESS MY HAND, at office, this 22nd day of May, 2019.

Amity R. Elliott
Notary Public

My Commission Expires:

January 27, 2021

AMITY R ELLIOTT
Notary ID #128207171
My Commission Expires
Jan 27, 2021

STATE OF Texas)
COUNTY OF Dallas)

The actual consideration for this transfer is $0.

John S. O'Neal

Sworn to and subscribed before me this 22nd day of May, 2019.

My commission expires:

January 27, 2021

Notary Public

AMITY R ELLIOTT
Notary ID #128207171
My Commission Expires
Jan 27, 2021

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located generally on the southeast side of Lebanon Road between Jackson Downs Boulevard and the Stones River, and being Lot No. 11, as shown on the Plan, First Revision, Lots 7, 11 and 12, Jackson Downs Commercial, as of record in Plat Book 8250, Page 921, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Commencing at a point in the southeasterly right-of-way line of U.S. Highway 70 (Lebanon Road) at the easterly terminus of a curve return to Jackson Downs Boulevard, said point also being the northwesterly corner of Lot No 3 of the First Revision, Section 3, Jackson Downs, as of record in Plat Book 8250, Page 296, R.O.D.C.

THENCE, with said right-of-way line of U.S. Highway 70 the following two calls:

N 44° 47' 00" E, 36.60 feet to a point;

N 45° 18' 00" E, 189.66 feet to the TRUE POINT OF BEGINNING;

THENCE, continuing with said right-of-way line, N 45°18' 00" E, 192.00 FEET to an iron pin found with cap B.W.S. & C. Nashville (to which all further reference for iron pin found shall refer).

THENCE, leaving said right-of-way line of Highway 70 along a curve return to the right 47.12 feet to an iron pin found, said curve having a central angle of 90° 00' 00", a tangent of 30.00 feet and a chord of S 89° 42' 00" E, 42.43 feet;

THENCE with a southerly property line of Lot 7, First Revision Lots 7, 11, and 12, Jackson Downs Commercial, as of record in Plat Book 8250, Page 921, R.O.D.C., S 44° 42' 00", 158.00 feet to an iron pin found;

THENCE, with a northwesterly line of Lot 7, S 45° 18' 00" W, 222.00 feet to a point in the northeasterly line of Lots 3 & 4, First Revision, Section 3, Jackson Downs, as of record in Plat Book 8250, Page 296, R.O.D.C.;

THENCE, with said northeasterly line, N 44° 42' 00" W, 188.0 feet to the point of beginning.

Containing 41,453 square feet or 0.95 acres, more or less.

Being the same property conveyed by deed of record as Instrument #20001208-0121037.

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