THIS INSTRUMENT PREPARED BY AND RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 264231 AFFIDAVIT
07/30/2019 03:03:27 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190730-0075075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I, Janice T. Donelson, Trustee of the John Donelson III Family Trust after being duly sworn state as follows:

1. Being of sound mind, I as trustee executed the attached as Exhibit A a true and certified copy of Quitclaim Deed on April 23, 2013 with the intent to transfer 12% interest as follows: 4% to John Donelson IV, 4% to Susan Donelson Partain, and 4% to Brendan Cleveland Donelson.

2. The 12% interest conveyed in the quitclaim deed is in the noted parcels, collectively known as "Cleveland Hall".

3. For reasons unknown to me, the original deed was either lost or misplaced and was not recorded with the Davidson County Register of Deeds.

4. Be it known, by this Affidavit that I as Trustee fully conveyed interest in Cleveland Hall on April 23, 2013. This Affidavit to be followed by a true original certified copy of Quitclaim Deed.

Further Affiant saith not:

JANICE T. DONELSON, TRUSTEE OF THE JOHN DONELSON III FAMILY TRUST

BY: Janice T. Donelson
Janice T. Donelson
Trustee

STATE OF VIRGINIA
COUNTY OF FAIRFAX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANICE T. DONELSON**, TRUSTEE of JANICE T. DONELSON, TRUSTEE OF THE JOHN DONELSON III FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th day of July, 2019.

Joanne M Carmichael
Notary Public
My Commission Expires: 7/31/2023
(SEAL)

JOANNE M. CARMICHAEL NOTARY PUBLIC MY COMMISSION NUMBER 7816527 COMMONWEALTH OF VIRGINIA

EXHIBIT A

This Instrument Prepared By:
David Carlson
Living Trust Attorney Ltd.
8704 Lee Hwy #201
Fairfax, VA 22031

Tax Exempt Pursuant to T.C.A. § 67-4-409(3)(G)

Name and Address of Grantees:	Mail Tax Notice to:	Tax Map Parcel No.:
John Donelson, IV 513 South 10th Street Nashville, Tennessee 37206	Janice T. Donelson 400 Troy Court Vienna, Virginia 22180	Map 64, Parcel 93 Map 64, Parcel 94 Map 64, Parcel 14 Map 64, Parcel 109 Map 64, Parcel 21
Susan Donelson Partain 5301 Renaissance Court Burke, Virginia 22015		
Brendan Cleveland Donelson 398 Grovehurst Lane Brentwood, Tennessee 37027		

LIMITED WARRANTY DEED

JANICE T. DONELSON, TRUSTEE of the **JOHN DONELSON III FAMILY TRUST** under that certain Trust Agreement dated September 28, 2001, ("GRANTOR"), declaring that she is not the sole beneficiary under the Trust, exercising the full power and authority vested in her, and pursuant to the terms of the Trust and for no monetary consideration, does hereby transfer and convey a four percent undivided interest to **JOHN DONELSON, IV** as his sole and individual property; a four percent undivided interest to **SUSAN DONELSON PARTAIN** as her sole and individual property; and a four percent undivided interest to **BRENDAN CLEVELAND DONELSON** as his sole and individual property; (collectively "Grantees"); in those certain tracts or parcels of land known as "Cleveland Hall Mansion and Farm," located at 4041 Old Hickory Boulevard, Old Hickory, Davidson County, Tennessee, consisting of the land parcels described in the maps and records of the Davidson County Register of Deeds as

Map 64 Parcel 93, being approximately 8.17 acres;
Map 64 Parcel 94, being approximately 0.87 acres;
Map 64 Parcel 14, being approximately 29.57 acres and containing the historic mansion "Cleveland Hall";
Map 64 Parcel 109, being approximately 4.58 acres; and
Map 64 Parcel 21, being approximately 111.68 acres;

and being more particularly described in the Legal Description set forth in Attachment A.

Source of Grantor's interest is a deed recorded in Book _____, Page _____, in the Register of Deeds for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their respective successors and assigns in fee simple forever.

Trustee, in her capacity as trustee but not individually or otherwise, covenants that she has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except

as aforesaid; and that she will forever warrant and defend the same against the lawful claims of all persons claiming the same from, through or under her but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this third day of May 2013.

GRANTOR

Janice T. Donelson

JANICE T. DONELSON, Trustee
John Donelson III Family Trust

COMMONWEALTH OF VIRGINIA) SS
COUNTY OF FAIRFAX)

On this 3rd day of May 2013, before me personally appeared Janice T. Donelson, proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named grantor, and executed and acknowledged the foregoing instrument for the purpose therein contained.

[SEAL HERE]

Elizabete Lee, Notary Public
My Commission Expires January 31, 2017
Notary Registration Number 7543507

ELIZABETE LEE COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

Elizabete Lee
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7543507

Attachment A

Situated in the 4th Civil District of Davidson County, Tennessee, about 10 miles northeast of the City of Nashville, Tennessee, on both sides of the Hadley Bend Road and on the East Bank of the Cumberland River described, according to a survey made in the year 1919 by W. B. Southgate, Surveyor, as follows

Beginning in the center of said Hadley Bend Road, at the southeast corner of a 48 acre tract, shown on said survey, and running thence north 64° west 930 feet; thence south 23-1/2° west 198 feet; thence north 48-3/4° west 345 feet; thence north 68-1/4° west 78 feet; thence north 63° 40' west 203 feet; thence north 27-1/2° east 280 feet; thence north 0° 45' east 127 feet; thence north 82-1/2° west 3828 feet; thence north 81-3/4° west 1180 feet to low water mark of the Cumberland River; thence with said River, at low water mark, north 24° west 500 feet, north 28° 50' west 300 feet and north 34° 55' west 1563 feet to the southwest corner of the Old Edward Bondurant tract of land; thence south 88-1/2° east with the southern boundary line of said Edward Bondurant tract of land 3366 feet to a corner of Tract No. 1 conveyed by John Donelson and wife to the United States of America, by deed of record in Book No. 535, page 43, Register's Office for said County; thence with the boundary lines of said Tract No. 1, as follows: South 3-1/2° east 489 feet, south 56° east 998-1/2 feet, north 86-1/2° east 2000 feet, north 3° west 599 feet and north 14-1/2° west 256 feet to the center of the Old Hadley Bend Road, the northeast corner of said Tract No. 1; thence south 62-1/2° east 916 feet, 9-1/2 inches to the northwest corner of a small tract of land conveyed by John Donelson and wife to J. S. Jenkins and O. T. Jenkins, by deed of record in book No. 921, page 135, said Register's Office; thence with the westerly and southerly boundary lines of said tract of land south 50-1/2° east 88 feet 5 inches and south 69° east 142 feet 3 inches, more or less, to a point in the center of the Old Hadley Bend Road, the southeast corner of said tract of land; thence south 62-1/2° east with the center of said Road 66 feet 4-1/2 inches to a copper pin in the old property line of John Donelson; thence south 85° 50' east, with the center of the Hadley Bend Road, 753 feet to a corner of the Lewis Hurt Tract; thence south 3° west, with the center of said Road 725 feet to the intersection of the center of said Road with the center of Rabbit or Shute Lane, the southwest corner of said Lewis Hurt Tract, being also the northwest corner of a tract of 3 acres conveyed by John Donelson and wife to the Davidson County Board of Education, by deed of record in book No. 734, page 556, said Register's Office; thence south 14° west, with the center of said Hadley Bend Road, 315 feet to the southwest corner of said 3 acre tract of land; thence south 86-1/4° east, with the southern boundary line of said 3 acres 421.6 feet to a stake, the southeast corner of said tract; thence north 14° east with the eastern boundary line of said tract 315 feet to the center of Rabbit or Shute Lane, the northeast corner of said tract; thence south 86-1/4° east, with the center of said lane 1878.4 feet to the northeast corner of a tract of land, containing 125.55 acres, shown on said survey; thence south 2° west, with the eastern boundary line of said tract 2185 feet to the southeast comer of said tract of land; thence north 89° west with the southern boundary line of said tract of land 2583 feet to the center of said Hadley Bend Road, the southwest corner of said tract of land; thence north 3-1/2° east with the center of said Road 181 feet to the beginning, containing 436.55 acres, more or less, including in the above description, but excluding from the area, a strip of land 100 feet wide, containing 6.9 acres, conveyed by John Donelson and wife to the United States of America by deed of record in Book No. 535, page 43, said Register's Office. Subject to the right-of-way of the Tennessee Central Railroad containing 6.9 acres more or less, said tract contains 429.65 acres more or less.