This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 307286 DEEDQC
10/29/2019 08:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191029-0110559

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
MICHAEL E. HALL, TRUSTEE CAROL V. HALL, TRUSTEE 7400 RIVER ROAD PIKE NASHVILLE, TENNESSEE 37209	SAME	088 00 073.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(4)].

AFFIANT

Sworn to and subscribed before me this OCTOBER 28, 2019

Notary Public
My Commission Expires: _____

EVANS T. HASSOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, we, MICHAEL E. HALL and CAROL V. HALL, husband and wife, hereinafter called Grantor, for the express purpose of conveying all of our right, title and interest in this property, do hereby quitclaim and convey unto MICHAEL E. HALL and CAROL V. HALL, TRUSTEES of the HALL REVOCABLE LIVING TRUST dated September 17, 2019, all of our right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of

one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this SIGNING DATE.

BY: _____
MICHAEL E. HALL

_____
CAROL V. HALL

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL E. HALL and CAROL V. HALL, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this October 15, 2019.

AMANDA L. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 7, 2020

_____
NOTARY PUBLIC

My Commission Expires: 9/7/2020

EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Being a parcel of land in the Second Civil District of Nashville located on the westerly margin of River Road being Lot No 5 as referenced in the previous deed and being more particularly described as follows:

Beginning at an iron pin set in the westerly margin of River Road, said pin being northerly 419.73 feet along said margin from the corner of George K. McCabe of record in Deed Book 9592, page 628, R.O.D.C.; Thence, leaving said margin with Lot No 4, N73 degrees 33'45"W, 884.43 feet to an iron pin set, Thence, N05 degrees 39'43"E, 477.01 feet to an iron pin set, Thence, S74 degrees 24'13"W, 569.02 feet to an iron pin set; Thence, N80 degrees 49'36"W, 135.01 feet to an iron pin set; Thence, N67 degrees 16'15"W, 395.87 feet to an iron pin set; Thence, N83 degrees 12'44"W, 352.79 feet to an iron pin set in the easterly line of Randolph Family Partners L.P. of record in Deed Book 10084, page 485, R.O.D.C.; Thence, with said Randolph, N06 degrees 47'16"E, 635.65 feet to an iron pin set; Thence, leaving Randolph with Lot No. 15, S83 degrees 12'44"E, 327.26 feet to an iron pin set; Thence, with Lot 9, S83 degrees 12'44" E, 198.22 feet to an iron pin set; Thence, S19 degrees 34'09"W, 306.98 feet to an iron pin set; Thence, with Lot No. 7, S 19 degrees 34'09"W, 302.62 feet to an iron pin set, Thence, S67 degrees 16'15"E, 364.76 feet to an iron pin set; Thence, S80 degrees 49'36"E, 118.09 feet to an iron pin set; Thence, N74 degrees 24'13" E, 631 15 feet to an iron pin set, Thence, with Lot No 6, S05 degrees 39'43" W, 508.73 feet to an iron pin set, Thence, S73 degrees 33'45"E, 848.04 feet to an iron pin set in the westerly margin of River Roa;, Thence, with said margin and a curve concave to the east having a central angle of 01 degrees 58'32", a radius of 1457.40 feet and a chord of S22 degrees 07'56" W, 50.25 feet for an arc length of 50.25 feet to the point of beginning containing 410,904 square feet or 9.43 acres, more or less, according to a survey made by Crawford Land Surveyors, P. C. dated April 24, 1998.

Being the same property conveyed to MICHAEL E. HALL and CAROL V. HALL, husband and wife, by Quitclaim Deed of record from CAROL V. HALL in Instrument No. 20191028-0110307, Registers Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises, as well as the following:

This conveyance is subject to all easements and restrictions of record and the Covenants stated in Exhibit B to the deed of record in Book 11002, page 137, said Register's Office.

This is improved property known a 7408 River Road Pike, Nashville, Tennessee 37209.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:

LINDSAY WEISS HINSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).