Karen Johnson Davidson County
Batch# 328832 DEEDQC
12/12/2019 03:19:26 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191212-0128420

QUITCLAIM DEED

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
David B. Ingram 4417 Tyne Blvd. Nashville, TN 37215	Map 104-04, Parcel 176 Map 104-04, Parcel 177	Same as New Owner
This instrument prepared by: Robert West, Two Ingram Blvd., LA Vergne, TN 37089		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **RANDALL J. WACHTLER, Co-Trustee of the Wachtler Family Revocable Living Trust Agreement dated November 8, 2019** ("Grantor"), by these presents hereby sells, assigns and quitclaims to **DAVID B. INGRAM**, an individual ("Grantee"), Grantee's successors and assigns, an undivided fee simple interest in all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions and encumbrances as may affect the Property.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 12th day of December, 2019.

Notary Public
My Commission Expires:_____

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

WITNESS my hand this 11 day of December, 2019

RANDALL J. WACHTLER, Co-Trustee of the
Wachtler Family Revocable Living Trust
Agreement dated November 8, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named Randall J. Wachtler, Co-Trustee of the Wachtler Family Revocable Living Trust Agreement dated November 8, 2019, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 5-8-2022

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2022

EXHIBIT A

Description of the Property

TRACT II

The following paragraph describes a tract of land in the 19th Council District of Davidson County, Tennessee, said tract being that property which was conveyed to Randall J. Wachtler, by Robert L. Scruggs, Trustee, in a Quitclaim Deed of record in Instrument Number, (I.N.) 20090807-0074494, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at an iron pin (old), in the easterly margin of 16th Avenue South, the northwest corner of a tract of land which belongs to Randall J. Wachtler, having a deed reference in I.N. 20060804-0095920, RODCT, the southwest corner of this tract and continuing, as follows:

N 08°50'57" E, 51.14 feet to an iron pin (new), in the easterly margin of 16th Avenue South;
thence with a curve to the right, having a radius of 5.00 feet, an arc distance of 7.73 feet, and a chord bearing and distance of N 53°09'06" E, 6.98 feet to an iron pin (new), in the southerly margin of Tremont Street;
thence, S 82°32'44" E, 146.70 feet to an iron pin (new), at the intersection of the southerly margin of Tremont Street and the westerly margin of Alley #438;
thence, S 08°50'57" W, 56.02 feet to an iron pin (new), in the westerly margin of Alley #438, the northeast corner of said tract of land which belongs to Randall J. Wachtler;
thence, N 82°32'44" W, 151.58 feet, to the point of beginning, containing 8,483.19 feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated February 14, 2018.

TRACT III

The following paragraph describes a tract of land in the 19th Council District of Davidson County, Tennessee, said tract being that property which was conveyed to Randall J. Wachtler, by Rose T. Palermo, as Trustee for the Molly Hunter Trust, in a Quitclaim Deed of record in Instrument Number, (I.N.) 20060804-0095920, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at an iron pin (old), in the easterly margin of 16th Avenue South, the northwest corner of a tract of land which belongs to Phoenix Restorations, Inc., having a deed reference in I.N. 20080326-0030474, RODCT, the southwest corner of this tract and continuing, as follows:

N 08°50'57" E, 60.02 feet to an iron pin (new), in the easterly margin of 16th Avenue South, the southwest corner of a tract of land which belongs to Randall J. Wachtler, having a deed reference in I.N. 20090807-0074494, RODCT;
thence, S 82°32'44" E, 151.58 feet to an iron pin (new), in the westerly margin of Alley #438, the southeast corner of said tract of land which belongs to Randall J. Wachtler;
thence, S 08°50'57" W, 60.02 feet to an iron pin (new), in the westerly margin of Alley #438, the northeast corner of said tract of land which belongs to Phoenix Restorations, Inc.;
thence, N 82°32'44" W, 151.58 feet, to the point of beginning, containing 9,094.56 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc.,

4779 Highway 41 North, Springfield, Tennessee, 37172, dated February 14, 2018.

Being the same property conveyed to DAVID B. INGRAM, by deed of record as Instrument No. 20191212-0128419 said Register's Office.