Karen Johnson Davidson County
Batch# 356683 DEEDQC
02/11/2020 11:40:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200211-0015586

This instrument prepared by:
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Joan K. Raskin & John W. Campbell, Jr. Co-Trustees 103 Continental Pl., Suite 110 Brentwood, TN 37027	Same	091-14-109 091-14-000.00-001

FOR AND IN CONSIDERATION of the sum of Zero and No/100 ($0.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JOAN K. RASKIN and JOHN W. CAMPBELL, JR.**, Co-Trustees under a Trust Agreement dated September 23, 1970, as amended most recently by a Third Amendment to Joint Venture Agreement and Second Amendment to Trust Agreement of The Melrose Company dated September 1, 2015 and of record at 20150921-0095714, Register's Office for Davidson County, Tennessee (collectively, "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **JOAN K. RASKIN and JOHN W. CAMPBELL, JR.**, Co-Trustees under a Trust Agreement dated September 23, 1970, as amended most recently by a Third Amendment to Joint Venture Agreement and Second Amendment to Trust Agreement of The Melrose Company dated September 1, 2015 and of record at 20150921-0095714, Register's Office for Davidson County, Tennessee ("Grantee"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as set forth on Exhibit A attached hereto.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $0.

Subscribed and sworn to before me this the 11th day of February, 2020.

Affiant

Notary Public

My Commission Expires:

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
July 9, 2022

This is improved property, known as 5330 Charlotte Avenue, Nashville, Davidson County, Tennessee and 0 Charlotte Avenue, Nashville, Davidson County, Tennessee.

This conveyance is subject to any and all matters of record; to any and all easements, encumbrances, and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 11th day of February, 2020.

JOAN K. RASKIN, Co-Trustee

JOHN W. CAMPBELL, JR., Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN K. RASKIN, Co-Trustee, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, this 11th day of February, 2020.

FALLON OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. CAMPBELL, JR., Co-Trustee, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, this 11th day of February, 2020.

FALLON OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 9, 2022

Notary Public

My Commission Expires: _____

Exhibit A

TRACT NO. 1: Fee Simple Title and Leasehold Interest: Embraced within the following described land more particularly described by the survey of BARGE, WAGGONER, SUMNER & CANNON, dated October 4, 1972, is certain property (TRACTS NOS. II and III below) wherein GRANTORS hold only a leasehold interest, and GRANTORS herein convey only a leasehold interest in TRACTS NOS. II and III together with fee simple title in TRACT NO. I.

BEGINNING at the intersection of the north right of way of Charlotte Pike with the west right of way of Morrow Road; thence with said north right of way of Charlotte Pike on a curve to the right having a central angle of 3 deg. 02 min. 30 sec. and a radius of 3,413.96 feet, a distance of 181.24 feet to the southeast corner of a parcel owned by Esso Standard Oil Company; thence with Esso's east line North 9 deg. 06 min. West 85.0 feet; thence with Esso's north line, South 69 deg. 45 min. West 150.0 feet; thence with Esso's west line, South 9 deg. 06 min. East 85.0 feet to a point in the north right of way of Charlotte Pike; thence with said north right of way South 69 deg. 45 min. west 357.6 feet to a point in the centerline of Richland Creek, this point being the southeast corner of a subdivision known as Ford Leasing Development Company, of record in Book 3842, page 119; thence with the centerline of Richland Creek and the east line of said subdivision, as follows: North 00 deg. 28 min. West 467.5 feet; north 11 deg. 17 min. east 48.15 feet; north 24 deg. 22 min. east 93.03 feet to a point in the south right of way of Interstate Highway 40; thence with said south right of way north 67 deg. 22 min. east 60.00 feet and north 74 deg. 57 min. east 490.2 feet to the west right of way of Morrow Road; thence with said west right of way, south 8 deg. 03 min. east 511.97 feet to the point of beginning, containing 329.956 square feet, or 7.6 acres, more or less.

TRACT NO. II: Leasehold Interest: A tract of land in Metropolitan Nashville, Davidson County, Tennessee, described as follows:

BEGINNING on the west line of property conveyed to Esso Standard Oil Company, by deed from A. B. Oakley and wife, and T. H. Stump and wife, of record in Book 2445, page 537, Register's Office; at a point 85 feet north of the southwest corner of said property, said beginning point is also 85 feet north of the northerly margin of Charlotte Pike, as widened; thence with the west line of Esso Standard Oil Company's property, northwardly 157 feet to a point; thence eastwardly 150 feet to a point on the easterly margin of said property conveyed to Esso Standard Oil Company, by deed of record in Book 2445, page 537, Register's Office, which is 242 feet from the northerly margin of Charlotte Pike; thence with the east line of said property, southwardly 157 feet to a point; thence westwardly on a line parallel to Charlotte Pike, 150 feet to the point of beginning.

TRACT NO. III: Leasehold Interest: The premises located on the northwest corner of Charlotte Road and Morrow Road, Nashville, Davidson County, Tennessee, and more particularly described as follows:

Being the property located at the northwest corner of Charlotte Avenue and Morrow Road, which fronts approximately 180 feet on the north side of Charlotte Avenue and runs back approximately 184-1/2 feet along the west side of Morrow Road, and being all of the property owned at that location by Gordon R. Womack and wife, Aileen Womack.

Being the same property conveyed to Third National Bank In Nashville and Edwin B. Raskin, Trustee, by deed from Cou, Inc., a Tennessee corporation, of record in Book 4833, page 243, said Register's Office, with Third National Bank In Nashville purchasing the land only and Edwin B. Raskin, Trustee, purchasing the improvements only on said premises.

Although silent in said deed, Third National Bank In Nashville acquired its fee and leasehold interests in said premises as Trustee under the Will of W. C. Bilboro, deceased, and as Trustee under the Will of Joseph M. Warren, deceased. Commerce Union Bank is now Successor Trustee under the Will of Joseph M. Warren, deceased, as evidenced by deed from Third National Bank In Nashville of record in Book 7054, page 117, said Register's Office.

For clarification purposes, the fee estate of TRACT NO. I conveyed herein is designated as Parcel 109 on TAX Map 91-14, and contains 6.35 acres, more or less, according to the TRUSTEE'S Office for Nashville and Davidson County, Tennessee. The leasehold interests of TRACTS NOS II and III conveyed herein are designated as Parcels 6 and 7 on TAX MAP 91-15.

Being the same property conveyed to Grantor by deed of record at Book 7058, page 122, Register's Office for Davidson County, Tennessee.