THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444** Karen Johnson Davidson County Batch# 368073 DEEDQC 03/05/2020 01:04:30 PM 6 pgs Fees: $32.00 Taxes: $0.00 20200305-0024941	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Marilyn M. Hinton, Affiant Subscribed and sworn to before me, this 2nd day of March, 2020. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Kem G. Hinton and/or Marilyn M. Hinton, Trustees 5933 Asberry Court Nashville, Tennessee 37221	SAME	Davidson County: 156 00 0 091.00 Williamson County: Map 006, Parcel 01800

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marilyn M. Hinton**, hereinafter called the

Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Kem G. Hinton and/or Marilyn M. Hinton, Trustees of the Kem & Marilyn Hinton Living Trust,** established by the Revocable Trust Agreement of Kem G. Hinton and Marilyn M. Hinton dated March 2, 2020, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 2nd day of March, 2020.

Marilyn M. Hinton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marilyn M. Hinton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 2nd day of March, 2020.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Being a tract of land lying in Williamson County, Tennessee and partially lying in Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod at the easterly terminus of Asberry Court at a corner common with Steven M. and Laura R. Walsh, as of record in Book 3025, Page 771, at the Register's Office for Williamson County, Tennessee;

Thence along the northerly terminus of Asberry Court, North 81 deg 10 min 13 sec West, 36.45 feet to an iron rod set on the westerly terminus of Asberry Court at a corner common with Debora A. Dean, as of record in Book 1564, Page 407, at said Register's Office;

Thence with the northerly property line of Debora A. Dean, North 82 deg, 07 min 38 sec West, 523.00 feet to an iron rod set at a corner common with Lot 10, Chase Creek Subdivision, as of record in Plat Book 25, Page 60, at said Register's Office;

Thence with the easterly property line of Lots 10, 11, 12 and 13 of said Chase Creek Subdivision the following calls;

North 31 deg 47 min 22 sec East, 70.05 feet to an existing iron rod;

Thence North 34 deg 52 min 38 sec East, 153.14 feet to an existing iron rod;

Thence North 34 deg 57 min 56 sec East, 210.34 feet to an iron rod set;

Thence North 34 deg 48 min 23 sec East, 109.06 to an iron rod set;

Thence North 31 deg 19 min 30 sec East, 63.38 feet to an iron rod set;

Thence North 17 deg 32 min 51 sec East, 199.24 feet to an iron rod set;

Thence North 16 deg 19 min 20 sec East, 192.48 feet to an iron rod set;

Thence North 13 deg 02 min 58 sec East, 96.36 feet to an existing iron rod on the southerly property line of Lot 21 Temple Gate Section 3, as of record in Plat Book 25, Page 149, at said Register's Office;

Thence with the southerly property line of Lot 21, South 81 deg 57 min 38 sec East, 156.69 feet to an existing iron rod at a corner common with Lot 22 of Temple Gate Section 3;

Thence with the southerly property line of Lot 23, South 83 deg 34 min 55 sec East, 211.89 feet to an existing concrete monument at a corner common with Lot 24 of Temple Gate Section 3;

Thence with the southerly property line of Lot 24 and Lot 25, South 82 deg 02 min 55 sec East, 320.20 feet to an iron rod set, passing an existing iron rod at 216.52 feet at the westerly terminus of Triumph Drive and an existing iron rod at 266.52 feet at the easterly terminus of Triumph Drive;

Thence continuing with the southerly property line of Lot 25, South 82 deg 11 min 44 sec East, 116.25 feet to an iron rod set at a corner common with John E. Mansfield, Etux, as of record in Book 135, Page 433, at said Register's Office;

Thence with the westerly property line of John E. Mansfield, Etux, South 30 deg 13 min 44 Sec West, 357.27 feet to an existing iron rod;

Thence South 89 deg 08 min 10 sec East, 416.45 feet to an existing iron rod;

Thence South 17 deg 44 min 40 sec West, 220.37 feet to an existing iron rod;

Thence South 83 deg 19 min 29 sec East, 82.89 feet to an existing iron rod at a corner common with William S. Witt, as of record in Book 365, Page 91, at said Register's Office;

Thence with the property line William S. Witt the following 3 calls, South 38 deg 51 min 57 sec East, 107.90 to an iron rod set;

Thence South 82 deg 43 min 57 sec East, 229.26 feet to an iron rod set;

Thence South 06 deg 02 min 50 sec West, 353.98 feet to an existing iron rod at a corner common with GHC, LLC, C/O Joe Hicks, as of record in Book 1909, Page 741, at said Register's Office;

Thence with the property line of GHC, LLC, the following 4 calls, North 78 deg 41 min 44 sec West, 87.94 feet to an existing iron rod;

Thence South 00 deg 33 min 07 sec East, 173.31 feet to an existing iron rod;

Thence North 87 deg 26 min 51 sec West, 60.43 feet to an existing iron rod;

Thence South 04 deg 55 min 58 sec East, 502.60 feet to an existing iron rod at a corner common with Michael and Linda Marzizlo, as of record in Book 1537, Page 294, at said Register's Office;

Thence with the northerly property line of Michael and Linda Marzizlo, South 84 deg 44 min 17 sec West, 414.62 feet to an existing iron rod at a corner common with Billy J. Rigsby, Sr., as of record in Book 6449, Page 49, at said Register's Office;

Thence with the property line of Billy J. Rigsby, Sr., the following 3 calls, North 05 deg 29 min 57 sec East, 393.77 feet to an existing iron rod;

Thence North 84 deg 11 min 20 sec West, 686.84 feet to an existing iron rod;

Thence North 73 deg 40 min 19 sec West, 242.77 feet to an existing iron rod on the easterly right-of-way line of Asberry Court;

Thence with the easterly right-of-way line of Asberry Court, North 36 deg 28 min 14 sec East, 133.28 feet to an existing iron rod at a corner common with Steven M. and Laura R. Walsh, as of record in Book 3025, Page 771, at said Register's Office;

Thence leaving the easterly right-of-way line of Asberry Court with the southerly property line of Steven M. and Laura r. Walsh, South 69 deg 01 min 31 sec East, 273.24 feet to an existing iron rod;

Thence North 37 deg 03 min 05 sec East, 214.69 feet to an existing iron rod;

Thence North 81 deg 57 min 38 sec West, 88.21 feet to an iron rod set;

Thence North 82 deg 35 min 06 sec West, 214. 73 feet to the point of beginning, containing 1,695,946 square feet (38.93 acres more or less).

Being a portion of the same property conveyed to Marilyn Hinton by deed from Kem Hinton of record in Book 2055, page 294, Register's Office for Williamson County, Tennessee, and of record as Instrument No. 20000928-0096198, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Marilyn Hinton by deed from Vera M. Higgs of record in Book 2198, page 711, Register's Office for Williamson County, Tennessee. Also being the same property conveyed to Marilyn M. Hinton by deed from Kem Hinton of record in Book 3151, page 525, Register's Office for Williamson County, Tennessee.

Marilyn Hinton and Marilyn M. Hinton are one and the same person.

This is improved property known as 5933-5945 Asberry Court, Nashville, Williamson County, Tennessee 37221, and known as East Chase Court, Nashville, Davidson County, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

