Karen Johnson Davidson County
Batch# 373195 DEEDQC
03/17/2020 09:14:46 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200317-0029258

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust. Anne B. Shacklett Affiant Subscribed and sworn to before me March 4, 2020. Justin Gilbert Notary public My commission Expires: July 11, 2021
MUSIC CITY ESTATE LAW **1650 Murfreesboro Road, Suite 208** **Franklin, TN 37067** **(615) 628-7775** JUSTIN GILBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires July 11, 2021	

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Anne B, Shacklett 7716 Scenic River Lane Nashville, TN 37221	Anne B, Shacklett 7716 Scenic River Lane Nashville, TN 37221	141-0-113/ 09D82730

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged Anne B. Shacklett, Grantor, does hereby quitclaim, transfer and convey unto Anne B. Shacklett, Trustee of the Anne B. Shacklett Living Trust dated March 4, 2020, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee. being Lot 6. Scenic River Farms as shown on the survey of Jesse Walker. Licensed Surveyor. dated June 30. 1993. and record in Book 9244.m Page 778. Register's Office for said County. and being further described as follows:

BEING A TRACT OF LAND IN THE 36TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY. TENNESSEE. AND LOCATED AT THE SOUTH END OF BUFFALO ROAD AND ON THE SOUTH SIDE OF THE CSX RAILROAD'S 50 FOOT RIGHT OF WAY AND BEING SOUTH OF THE MEADOWS AS SHOWN IN PLAT BOOK 6900, PAGE 769 AS EVIDENCED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY. TENNESSEE (RODC) AND WEST OF THE CENTERLINE OF BUFFALO ROAD EXTENDED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. TO FIND THE BEGINNING. START AT A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE EXTENDED OF BUFFALO ROAD WITH THE SOUTH MARGIN OF THE CSX RAILROAD (25 FEET SOUTH OF THE CENTERLINE OF THE CSX RAILROAD), SAID POINT BEING ON THE CENTERLINE OF A 50-FOOT WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT. AND SAID POINT BEING REFERENCED BY AN IRON PIN 25.43 FEET MORE OR LESS WESTERLY ALONG A CURVE IN SAID SOUTH MARGIN OF THE CSX RAILROAD (SAID PIN MARKING THE WEST EDGE OF THE 50-FOOT ACCESS AND PUBLIC UTILITY EASEMENT): THENCE ALONG THE CENTERLINE OF THE 50-FOOT WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT. S 11-12-43 W A DISTANCE OF 200.00 FEET TO A POINT ON THE CENTERLINE OF SAID EASEMENT: THENCE CONTINUING ALONG THE CENTERLINE OF SAID 50-FOOT ACCESS AND PUBLIC UTILITIY EASEMENTS 04-40-00 W A DISTANCE OF 460.00 FEET TO A POINT ON SAID CENTERLINE: THENCE,
2. ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND SEVERING THE LAND OF HEARTFELT GREETINGS S 10-11-02 E PASSING AN IRON PIN AT 150-72 FEET (SAID IRON PIN MARKING THE EDGE OF THE EASEMENT), AND PASSING AN IRON PIN AT l092.18 FEET. A TOTAL DISTANCE OF 1192.18 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT: THENCE,
3. ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE NORTH LINE OF SHEFFIELD ON THE HARPETH AS SHOWN IN PLAT BOOK 6900, PAGE 395 (RODC), THE NORTH LINE OF ROLLING RIVER PLAT BOOK 5200, PAGE 7 (RODC). AND THE CENTERLINE OF THE HARPETH RIVER N 89-23-37 W A DISTANCE OF 137.64 FEET: THENCE.
   CONTINUING ALONG THE SOUTH LINE, N 80-42-08 W A DISTANCE OF 369.58 FEET: THENCE.
4. CONTINUING ALONG THE SOUTH LINE N 68-07-22 W A DISTANCE OF 233.47 FEET TO A POINT. SAID POINT BEING SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT: THENCE.
5. CONTINUING ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, N 26-22-06 E. PASSING AN IRON PIN AT 100 FEET, AND PASSING AN IRON PIN AT 992.76 FEET (SAID IRON PIN MARKING THE EDGE OF THE EASEMENT). A TOTAL DISTANCE OF 1144.29 FEET TO A POINT. THE BEGINNING AND CONTAINING 9.763 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENT FOR ACCESS, INGRESS, EGRESS, UTILITIES, AND COMMON AREA, WHICH SHALL BE APPURTENANT TO AND SHALL RUN WITH THE ABOVE DESCRIBED PROPERTY AND SHALL RUN WITH THE LAND:

EASEMENT FOR ACCESS, UTILITY EASEMENT AND COMMON AREA DESCRIBED AS FOLLOWS:
BEING A TRACT OF LAND IN THE 36TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. AND LOCATED AT THE SOUTH END OF BUFFALO ROAD AND ON THE SOUTH SIDE OF THE CSX RAILROAD'S 50-FOOT RIGHT OF WAY, AND BEING SOUTH OF THE MEADOWS AS SHOWN IN PLAT BOOK 6900, PAGE 769 AS EVIDENCED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE EXTENDED OF BUFFALO ROAD WITH THE SOUTH MARGIN OF THE CSX RAILROAD (25 FEET SOUTH OF THE CENTERLINE OF THE CSX RAILROAD), SAID POINT BEING ON THE CENTERLINE OF THE 50-FOOT WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT, AND SAID POINT BEING

REFERENCED BY AN IRON PIN 25.43 FEET MORE OR LESS WESTERLY ALONG A CURVE IN SAID SOUTH MARGIN OF THE CSX RAILROAD (SAID PIN MARKING THE WEST EDGE OF THE 50-FOOT ACCESS AND UTILITY EASEMENT): THENCE,

1. LEAVING THE CENTERLINE OF THE 50-FOOT PRIVATE ACCESS AND PUBLIC UTILITIES EASEMENT AND CONTINUING ALONG THE NORTH LINE OF THE HEREIN DESCRIBED PROPERTY AND THE SOUTH MARGIN OF CSX WITH A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2891.79 FEET AND A DELTA ANGLE OF 00 DEGREES 30 MINUTES AND 17 SECONDS AND A CHORD BEARING OF S 89-52-54 E AND A CHORD DISTANCE OF 25.47 FEET). A CURVE LENGTH OF 25.47 FEET TO AN IRON PIN, (SAID PIN MARKING THE EAST EDGE OF THE 50-FOOT ACCESS AND UTILITY EASEMENT): THENCE,
2. LEAVING SAID SOUTH CSX MARGIN AND ALONG THE EAST EDGE OF SAID EASEMENT S 11-12-43 W A DISTANCE OF 203.47 FEET TO A POINT: THENCE.
3. CONTINUING ALONG SAID EASEMENTS 04-40-00 W A DISTANCE OF 168.62 FEET. TO THE START OF A CURVE TO THE LEFT: THENCE.
4. WITH SAID CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A DELTA ANGLE OF 62 DEGREES 57 MINUTES AND 52 SECONDS). A CURVE LENGTH OF 109.89 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT: THENCE.
5. WITH SAID CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 175.00 FEET AND A DELTA ANGLE OF 303 DEGREES 55 MINUTES AND 43 SECONDS). A CURVE LENGTH OF 934.40 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT: THENCE.
6. WITH SAID CURVE TO THE LEFT (SAID CURVE HAYING A RADIUS OF 100-FEET AND A DELTA ANGLE OF 62 DEGREES 57 MINUTES AND 52 SECONDS), A CURVE LENGTH OF 109.89 FEET TO A POINT: THENCE.
7. ALONG THE WEST EDGE OF SAID EASEMENT N 04-40-00 EA DISTANCE OF 191.48 FEET TO A POINT: THENCE.
8. CONTINUING ALONG THE WEST EDGE OF SAID 50-FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT. N 11-12-43 E A DISTANCE OF 196.76 FEET TO AN IRON PIN ON THE- SOUTH MARGIN OF THE SAID CSX RIGHT OF WAY: THENCE.
9. WITH A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2891.79 FEET AND A DELTA ANGLE OF 00 DEGREES 30 MINUTES AND 14 SECONDS AND A CHORD BEARING OF S 89-22-36 E AND A CHORD DISTANCE OF 25.43 FEET), A CURVE LENGTH OF 25.43 FEET TO A POINT. THE BEGINNING AND CONTAINING 2.775 ACRES MORE OR LESS.

BEING the same property conveyed to Thomas L. Shacklett and wife, Anne B. Shacklett, from BJ Homebuilders, Inc. by Warranty Deed dated September 15, 1997, and recorded on September 18, 1997, Book 10613, Pages 923-926, Register's Office for Davidson County, Tennessee. Having taken title as Tenants by the Entirety, upon the death of Thomas L. Shacklett on June 18, 2014, Anne B. Shacklett is now the sole owner in fee simple.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property known as 7716 Scenic River Lane, Nashville, TN 37221.

Witness my hand March 4, 2020.

Anne B. Shacklett, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Justin Gilbert, Notary Public, Anne B. Shacklett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office March 4, 2020.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

Justin Gilbert, Notary Public
My commission expires: July 11, 2021