PREPARED BY:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 395687 DEEDQC
05/05/2020 11:02:06 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200505-0046692

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Wayne G. Anderson and wife, Kelley J. Anderson 1403 Chickering Road Nashville, TN 37215	Wayne G. Anderson and wife, Kelley J. Anderson 1403 Chickering Road Nashville, TN 37215	Map Parcel 144-5-5

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, David G. Thompson, Successor Trustee of the 1403 Chickering Road Trust dated September 11, 2014, the Grantor, by these presents does hereby quitclaim and convey unto Wayne G. Anderson and wife Kelley J. Anderson, the Grantees, their heirs, successors and assigns, all right, title and interest in and to the following described tract of land:

LEGAL DESCRIPTION:

SEE ATTACHED EXHIBIT A

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

Witness his hand this 30th day of April, 2020.

David G. Thompson, Successor Trustee of the 1403 Chickering Road Trust dated September 11, 2014,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, David G. Thompson, Successor Trustee of the 1403 Chickering Road Trust dated September 11, 2014, 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 30th day of April, 2020.

Notary Public

My Commission Expires: 11-06-23

GINGER M. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 30th day of April, 2020.

Notary Public

GINGER M. FOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration Date: 11-06-23

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

Land in the 34th Council District of Nashville, Davidson County, Tennessee, bounded on the North by the Toby S. Wilt, Jr., et ux property as of record in Instrument No. 201405140041487-R.O.D.C., TN, bounded on the East by the westerly margin of Chickering Road, bounded on the South by the Pamela Poe property as of record in Instrument No. 200710110121204-R.O.D.C., TN. bounded on the West by the Melanie Strother, Trustee property as of record in Instrument No. 201212280120200-R.O.D.C., TN and being more particularly described as follows:

Beginning at an existing iron pin found in the westerly margin of Chickering Road, said point being the southeast comer of the Pamela Poe property as of record in Instrument No. 200710110121204- R.O.D.C., TN, and being the southwest comer of the tract herein described;

thence, a common line with the Pamela Poe property as of record in Instrument No. 200710110121204- R.O.D.C., TN, North 58 degrees 03 minutes 12 seconds West, 360.21 feet to an existing iron pipe found;

thence, North 59 degrees 49 minutes 14 seconds West, 368.66 feet to an iron pin set;

thence, a common line with the Melanie Strother, Trustee property as of record in Instrument No. 201212280120200- R.O.D.C., TN, North 22 degrees 25 minutes 19 seconds East, 283.23 feet to an existing iron pin found;

thence, a common line with the Toby S. Wilt, Jr., et ux property as of record in Instrument No. 201405140041487- R.O.D.C., TN, South 64 degrees 30 minutes 00 seconds East, 419.00 feet to an iron pin set;

Thence, South 63 degrees 51 minutes 50 seconds East, 357.60 feet to an iron pin set in the westerly margin of Chickering Road;

Thence, with the westerly margin of Chickering Road, South 31 degrees 23 minutes 05 seconds West, 351.22 feet to the point of beginning, containing 236,548 sq. ft. or 5.43 Acres, more or less, according to the ALTA/ACSM Land Title Survey by Brian McCain, P.L.S. TN#2256, Southern Precision Land Surveying, Inc., P.O. Box 220, Pegram, TN 37143-0220, File No. 14-0501, dated September 17, 2014.

Being the same property conveyed from David B. Graves, III and wife, Elena W. Graves to David G. Thompson, Successor Trustee of the 1403 Chickering Road Trust dated September 11, 2014 by Warranty Deed dated October 10, 2014, of record as Instrument 20141015-0095143, Register's Office for Davidson County, Tennessee.

This is improved property known as 1403 Chickering Road, Nashville, TN 37215 .