Karen Johnson Davidson County
Batch# 423613 DEEDQC
06/23/2020 11:32:40 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200623-0067520

This Instrument Prepared By:
Luther C. Curtis, Esq.
Miller & Martin PLLC
1180 West Peachtree Street NW
Suite 2100
Atlanta, Georgia 30309

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
The Christopher Brian Sadler 2020 Irrevocable Trust c/o Cumberland Trust & Investment Company 40 Burton Hills Blvd. Suite 300, Burton Hills IV Nashville, Tennessee 37215	Same	Map: 144.00-0 Parcels: 059.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER SADLER** (the "**Grantor**") does hereby quitclaim and convey unto CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF **THE CHRISTOPHER BRIAN SADLER 2020 IRREVOCABLE TRUST** DATED June 19, 2020 (the "Grantee"), its successors and assigns, all of their right, title, and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee and more particularly described in Exhibit A attached hereto and made a part hereof, with all improvements thereon and appurtenances thereto.

This is improved property known as 5930 Hillsboro Pike, Nashville, Tennessee 37220.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 19th day of June, 2020.

CHRISTOPHER SADLER

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Wendy Armstrong, a Notary Public in and for said County and State, Christopher Sadler, the within named Grantor, with whom I am personally acquainted (or proved 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, at office, this 19th day of June, 2020.

Wendy Armstrong
Notary Public

My Commission Expires:
5/3/2021

WENDY ARMSTRONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Affiant

SUBSCRIBED AND SWORN to before me this 19th day of June, 2020.

WENDY ARMSTRONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Wendy Armstrong
Notary Public

My Commission Expires: 5/3/2021

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of W.W. Mooney Lands (Minute Book 4, page 191, Register's Office for Davidson County, Tennessee) and further described in Book 3500, page 95, said Register's Office.

Part of said Lot 6 fronts 446.09 feet on the southeasterly side of Hillsboro Road and runs back 294.68 feet on the southerly lot line and a total of 301.44 feet on the northerly lot line to a line in the rear which measures 397.97 feet thereon.

Being the same property conveyed to Christopher Sadler by Quitclaim Deed dated January 9, 2008 from Earl H. Sadler and Vera G. Sadler of record in Instrument No. 20080110-0003323, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes, which are not yet due and payable;
2. All matters appearing on the Plan of record as Book 3500, page 95;
3. Easement of record in Book 880, page 25; and
4. Easement of record in Book 1118, page 112, Register's Office for Davidson County, Tennessee