Karen Johnson Davidson County
Batch# 424878 DEEDQC
06/24/2020 10:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200624-0068037

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

JEFFREY R. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2020.

Notary Public

My Commission Expires: 10-02-2023

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
David K. Kidd and/or Jennifer K. Kidd, Trustees, et al. P.O. Box 121613 Nashville, Tennessee 37212	SAME	154 00 0 023.00

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, **David K. Kidd**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property, consisting of an undivided one-third (1/3) tenant-in-common interest, 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 **David K. Kidd and/or Jennifer K. Kidd, Trustees of the David & Jennifer Kidd Living Trust, established by the Revocable Trust Agreement of David K. Kidd and Jennifer K. Kidd dated June 23, 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.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 23rd day of June, 2020.

David K. Kidd

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 David K. Kidd, 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 23rd day of June, 2020.

My Commission Expires: 10-02-2023

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

EXHIBIT A

Legal Description

Being a tract or parcel of land located in the Ninth Civil District of Davidson County, Tennessee, said tract being part of the property conveyed to R. T. Pinkerton and wife, Grace E. Pinkerton by instruments of record in book 9572, page 368, R.O.D.C and book 9572, page 370, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Poplar Creek Road, said point being the northwesterly corner of a 5.01 acre parcel of land conveyed to Donald B. Shotwell by deed of record in Book 8057, page 855-858, R.O.D.C., and the northeasterly corner of the herein described tract,

THENCE, leaving said right-of-way line with the westerly line of Donald B. Shotwell S 16° 34' 30" E, 517. 90 feet, crossing Poplar Creek, to an iron rod,

THENCE, continuing S 39° 50' 30" E, 251.38 feet to an iron rod,

THENCE, leaving said line with the westerly line of property conveyed to Charles N. Sturdivant and wife, Deborah Sturdivant, by deed of record in book 6758, page 448, R.O.D.C., S 15° 52' 15" W, 486.27 feet to an iron pin, said pin being located on the easterly side of a wire fence,

THENCE, leaving said line with the westerly line of property conveyed to Neal W. Carter by deed of record in book 8063, page 381, R.O.D.C., S 16° 08' 30" W, 249.90 feet to an iron pin, said pin being located near an old fence corner,

THENCE, continuing with the northerly line of said Carter property N 70° 46' 10" W, 379.70 feet along a wire fence to an iron pin,

THENCE, leaving said line with the northerly line of property conveyed to Russell T. Cook and wife, Shannon H. Cook, by deed of record in book 10688, page 102, R.O.D.C., N 71° 38' 48" W, 620.45 feet to an iron pin, said pin being located on the southerly side of a small branch in the hollow,

THENCE, leaving said northerly line with a new line and severing the lands of the aforementioned R.T. Pinkerton property N 7° 00' 22" E, 120.37 feet to an iron rod, said rod being located on the westerly side of a 4" Beech,

THENCE, continuing N 3° 32' 00" E, 258. 16 feet to a 24" Elm,

THENCE, N 25° 51' 20" W, 171.29 feet to an iron rod, said rod being located on the northerly side of an 8" Beech.

THENCE, N 16° 08' 17" W, 189.04 feet to an iron rod, said rod being located on the northerly side of a 12" Elm,

THENCE, N 16° 37' 14" W, 58.09 feet to an iron rod, said rod being located on the southerly side of a wood fence post,

THENCE, N 0° 11' 23" E, 196.39 feet along a wire fence to an iron pipe, said pipe being located on the easterly side of a 12" Hackberry,

THENCE, N 20° 38' 50" E, 53.56 feet, again crossing Poplar Creek, to an iron rod located in the southerly right-of-way line of Poplar Creek Road,

THENCE, leaving said easterly line with the southerly right-of-way line of Poplar Creek Road and a curve to the left 251.38 feet, said curve having a central angle of 20° 03' 37", a radius of 717.98 feet, and a chord of S 84° 42' 27" E, 250.095 feet to an iron rod,

THENCE, continuing with a curve compounding to the left 159.85 feet, said curve having a central angle of 2° 39' 48", a radius of 3438.57 feet, and a chord of N 84° 15' 24" E, 159.83 feet to a point,

THENCE, N 82° 54' 27" E, 154.66 feet to a point,

THENCE, N 82° 24' 59" E, 376.55 feet to an existing iron rod and the point of beginning.

Containing 1,244,797 square feet or 28.576 acres, the same more or less.

Being the same property conveyed to David K. Kidd, William C. Johnson and B. Keith Perryman, by deed from Grace Elizabeth Pinkerton, of record as Instrument No. 20000510-0047380, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for right of way of Poplar Creek Road lying within boundaries of premises.

This is unimproved property known as 0 Poplar Creek Road, Nashville, 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)

