Karen Johnson Davidson County
Batch# 433509 DEEDQC
07/09/2020 09:01:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200709-0074411

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3102 West End Avenue, Suite 400
Nashville, TN 37203

ADDRESS NEW OWNER:

Insurance Auto Auctions, Inc.

Two Westbrook Corporate Center,
Third Floor
Westchester, IL 60154

PARTY RESPONSIBLE FOR PAYMENT OF TAXES:

New Owner

MAP-PARCEL NOS.:

06900010700
and
06900007100

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged by ROBERT D. POOLE AND GLORIA M. POOLE, TRUSTEES OF THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014, also known as The Poole Family Trust, Dated August 26, 2014 ("Grantors"), Grantors have bargained and sold, and do hereby transfer and convey unto INSURANCE AUTO AUCTIONS, INC., an Illinois corporation, its successors and assigns, all of Grantors' right, title and interest in and to certain real property in the State of Tennessee, County of Davidson, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

This is improved property located at 3896 and 3898 Stewarts Lane, Nashville, Davidson County, Tennessee 37218.

STATE OF _____
COUNTY OF _____

The consideration actually received for this conveyance as provided in T.C.A. §67-4-409 is $0.00.

_____
AFFIANT

SUBSCRIBED and sworn to before me this ___ day of _____, 2020.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

_____

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed to be effective as of the 1st day of July, 2020.

GRANTORS:

ROBERT D. POOLE, TRUSTEE, AND
GLORIA M. POOLE, TRUSTEE, OF
THE ROBERT D. POOLE AND
GLORIA M. POOLE REVOCABLE
TRUST DATED AUGUST 26, 2014

By: Robert D. Poole
Robert D. Poole, Trustee

By: Gloria M. Poole
Gloria M. Poole, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public in and for said State and County, the within named ROBERT D. POOLE, TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a trustee of THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014, and that he has executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 19th day of June, 2020.

Jan Minshall
NOTARY PUBLIC

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

MY COMMISSION EXPIRES:
1-3-22

[Additional Acknowledgment on Following Page]

01250523

202007090074411

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public in and for said State and County, the within named GLORIA M. POOLE, TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a trustee of THE ROBERT D. POOLE AND GLORIA M. POOLE REVOCABLE TRUST ESTABLISHED AUGUST 26, 2014, and that she has executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 24th day of June, 2020.

NOTARY PUBLIC

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

MY COMMISSION EXPIRES:
1-3-22

01250523

202007090074411

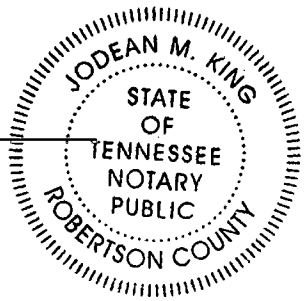
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00 .

Claire Burbe
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st **DAY OF** July , **20** 20 .

Jodean M. King
NOTARY PUBLIC



My Commission expires: 6/21/2021

EXHIBIT "A"
(Survey Legal)

COMMENCING AT THE INTERSECTION OF STEWARTS LANE AND ASHLAND CITY HIGHWAY; THENCE IN A SOUTHERLY DIRECTION ALONG THE NORTHERN RIGHT-OF-WAY OF STEWARTS LANE (50' PUBLIC R/W) APPROXIMATELY 4,150 FEET TO ½" REBAR FOUND ON THE EASTERLY SIDE OF SAID RIGHT-OF-WAY; SAID POINT BEING THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY RUNNING NORTH 76°51'54" EAST, 1738.72 FEET (PASSING AN IRON PIN FOUND AT 1689.88 FEET) TO A POINT ON THE CENTERLINE OF WHITES CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 57°03'31" EAST, 253.63 FEET; NORTH 49°09'30" EAST, 176.00 FEET; NORTH 89°38'37" EAST, 160.00 FEET: SOUTH 65°01'43" EAST, 372.00 FEET; THENCE NORTH 45° 07'19" EAST, 164.00 FEET; NORTH 78°53'52" EAST, 137.00 FEET; SOUTH 52°42'57" EAST, 228.00 FEET; SOUTH 04°04'40" WEST, 694.22 FEET; THENCE LEAVING CENTERLINE OF SAID CREEK SOUTH 80°59'42" WEST, 264.85 FEET (PASSING A 5/8 REBAR FOUND WITH "BYRD SURV WITNESS" CAP AT 49.40 FEET) TO A 1/2" REBAR (#1512 CAP) FOUND; THENCE SOUTH 81°57'56" WEST, 613.23 FEET TO A 1/2" REBAR (#1512 CAP) FOUND; THENCE SOUTH 88°25'46" WEST, 134.90 FEET TO A 1/2" REBAR (#1512 CAP) FOUND; THENCE SOUTH 76°34'15" WEST, 185.16 FEET TO A 1/2" REBAR (#1512 CAP) FOUND; THENCE SOUTH 73°00'11" WEST, 730.97 FEET TO A 1/2" REBAR (#1512 CAP) FOUND; THENCE SOUTH 76°08'53" WEST, 100.09 FEET TO A 1/2" REBAR (#1512 CAP) FOUND; THENCE SOUTH 73°03'30" WEST, 671.11 FEET TO A 1/2" REBAR (#1512 CAP) FOUND; THENCE NORTH 83°44'49" WEST, 419.79 FEET TO A 1/2" REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY OF STEWARTS LANE(50' PUBLIC R/W); THENCE ALONG SAID RIGHT-OF-WAY NORTH 06°37'40" EAST, 1040.52 FEET TO A 1/2" REBAR FOUND AND THE TRUE POINT OF BEGINNING;

SAID TRACT OR PARCEL OF LAND CONTAINING 69.3810 ACRES MORE OR LESS, AS SHOWN ON ALTA SURVEY PREPARED BY L.I. SMITH & ASSOCIATES, FIELDWORK DATED JANUARY 07, 2020.

Being the same property conveyed to Robert D. Poole and Gloria M. Poole, Trustees of the Robert D. Poole and Gloria M. Poole Revocable Trust Established August 26, 2014 by Deed from Robert D. Poole of record in Instrument No. 201408270077906, Register's Office for Davidson County, Tennessee.

202007090074411

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

