Karen Johnson Davidson County
Batch# 454702 DEEDQC
08/12/2020 09:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200812-0089647

THIS INSTRUMENT PREPARED BY:

Richard L. Rieck, Esq.
Maynard, Cooper & Gale, P.C.
3835 Cleghorn Avenue, Suite 250
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is: $-0-.

Laura Frances Gale
Affiant

Subscribed and sworn before me this 7th day of July, 2020.

Notary Public

My Commission Expires: Sept. 6, 2022

BRANDI NORRED MAIORINO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

Address New Owners:	Send Tax Bills To:	Map and Parcel:
Synovus Trust Company, N.A. Attn: Mark Hurlbutt 158 Meeting Street, 3rd Floor Charleston, SC 29401	New Owners	149-00-0-310.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Truist Bank, as successor in interest to SunTrust Bank, in its capacity as Trustee of the Marital Trust C** created under the Last Will and Testament of Charles L. Blackwell dated October 6, 2008 ("**Grantor**"), does hereby quitclaim, transfer and convey unto **Synovus Trust Company, N.A., as Trustee of Marital Trust C** ("**Grantee**"), its successors and assigns, any and all of Grantor's right, title and interest in and to that certain improved real property located in Antioch, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved real property located at **2801 Murfreesboro Road, Antioch, Tennessee 37013**.

Said Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property which may be of record or otherwise.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORAMTION PROVIDED.

* * *

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 7th day of July, 2020.

GRANTOR:

Truist Bank, as successor in interest to SunTrust Bank, in its capacity as Trustee of the Marital Trust C

By: _____
Brandon Emrick, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Brandon Emrick**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Vice President** of **Truist Bank, successor in interest to SunTrust Bank, in its capacity as Trustee of the Marital Trust C**, and that such person is authorized to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this ~~7th~~ 6th August day of ~~July~~, 2020.

_____
Notary Public

My Commission Expires: 3-6-24

JAMES F. MURPHY, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

EXHIBIT A

Legal Description

TRACT I

Being a parcel of land lying in Davidson County, Tennessee, and being bounded on the north by Charles Turner; on the East by Murfreesboro Road; on the South and West by Hickory Highlands, P.U.D. Tract 10 and being more particularly described according to a boundary survey by Morrow & Associates, Inc., dated August 19, 2987, revised January 25, 1988, and revised March 27, 1989, as follows:

Beginning at a point in the west right of way line of Murfreesboro Road, said point being a corner common with Charles Turner; said point being located southeasterly 1950 feet, more or less, from the intersection of the south right of way line of Bell Road and the west right of way line of Murfreesboro Road;

Thence with the west right of way line of Murfreesboro Road, South 45 Deg. 47 min. 55 sec. East, 388.34 feet to a point, a corner common with Hickory Highlands, P.U.D. Tract 10 in the west right of way line of Murfreesboro Road;

Thence with Hickory Highlands, P.U.D. Tract 10, the following bearings and distances:

Thence South 43 deg 12 min 05 sec West, 424.00 feet to a point;
Thence South 32 deg 23 min 40 sec West, 80.00 feet to a point;
Thence South 43 deg 12 min 05 sec West, 135.42 feet to a point;
Thence South 01 deg 47 min 55 sec East, 197.33 feet to a point;
Thence South 70 deg 56 min 17 sec West, 147.99 feet to a point;
Thence North 19 deg 03 min 43 sec West, 470.39 feet to a point, a corner common with Hickory Highlands, P.U.D. Tract 10 in the south line of Charles Turner;

Thence with Charles Turner, North 38 deg 25 min 19 sec East, 692.00 feet to the point of beginning, containing 304,920 square feet, (7.00 acres, more or less).

Being the same property conveyed to SunTrust Bank, in its capacity as Trustee of the Marital Trust C by SunTrust Bank, in its capacity as Personal Representative of the Estate of Charles L. Blackwell by special warranty deed of record in Instrument No. 20170315-0025345, in the Register's Office of Davidson County, Tennessee. SunTrust Bank merged with BB&T Corp. to form one company, Truist Bank on or about December 9, 2019.

I, Talbott P. Ottinger, 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.

Talbott P. Ottinger

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, TALBOTT P. OTTINGER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-3-2023

