Karen Johnson Davidson County
Batch# 471934 DEEDQC
09/09/2020 08:21:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20200909-0102356

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Metropolitan Nashville Airport Authority 1 Terminal Drive, Suite 501 Nashville, TN 37214 Attn: Commercial Development	121-00-0-213.00 108-00-0-227.00	Same as New Owner

This instrument prepared by: Bradley Arant Boult Cummings, LLP (EBH)
1600 Division Street, Suite 700, Nashville, TN 37203

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MILLARD V. OAKLEY**, individually, **S. JOSEPH MOORE, AS TRUSTEE OF THE SAMUEL MOORE MARITAL TRUST, THE ESTATE OF ROBERT N. MOORE, JR.**, and **SONDRA F. MORRIS**, who joins in this conveyance individually in her capacity as the beneficiary of The Estate of Robert N. Moore, Jr.'s residuary estate (collectively, "Grantor"), by these presents hereby sell, assign, and quitclaim to **THE METROPOLITAN NASHVILLE AIRPORT AUTHORITY**, a public corporation existing under the laws of the State of Tennessee (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest, if any, in and to certain land located in Davidson County, Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[*Grantor signatures on following pages*]

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0. Tax is exempt pursuant to T.C.A. 67-4-409(a)(5).

Yvonne Hall
Affiant

Subscribed and sworn to before me this 8 day of September, 2020.

Brandy Gomaz
Notary Public
My Commission Expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 8 day of September, 2020.

GRANTOR:

MILLARD V. OAKLEY

STATE OF Tennessee)
COUNTY OF Overton)

Personally appeared before me, Tammie Sells, the undersigned, a Notary Public in and for said County and State, the within named **MILLARD V. OAKLEY**, an individual resident of the state of Tennessee, the within named 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 within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Livingston, Tennessee, on this the 5th day of September, 2020.

Notary Public

My Commission Expires:
3-25-21

TAMMIE SELLS
STATE OF TENNESSEE NOTARY PUBLIC
OVERTON COUNTY

[*Grantor signatures continue on following pages*]

GRANTOR:

SAMUEL MOORE MARITAL TRUST

By: _____
Name: S. Joseph Moore
Title: Trustee

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, Emily Cornell, the undersigned, a Notary Public in and for said County and State, **S. JOSEPH MOORE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Trustee of **SAMUEL MOORE MARITAL TRUST**, the within named bargainor, and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the marital trust by himself as Trustee.

WITNESS my hand and seal at office in ~~Pinnacle Bank~~ Nashville Tennessee, on this the 4 day of September, 2020.

_____
Notary Public

My Commission Expires:
11-8-21

EMILY CORNELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY of DAVIDSON

[*Grantor signatures continue on following pages*]

GRANTOR:

THE ESTATE OF ROBERT N. MOORE, JR.

By: Sondra F Morris
Name: Sondra F. Morris
Title: Executrix

Sondra F Morris
SONDRA F. MORRIS, individually, as the beneficiary of the Estate of Robert N. Moore, Jr.'s residuary estate

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Barbara G Briley, the undersigned, a Notary Public in and for said County and State, **SONDRA F. MORRIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Executrix of **THE ESTATE OF ROBERT N. MOORE, JR.**, the within named bargainor, and that she, as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by herself as Executrix.

WITNESS my hand and seal at office in Nashville, Tn, on this the 8th day of September, 2020.

Barbara G Briley
Notary Public

BARBARA G. BRILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
March 27, 2023

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Barbara G Briley, the undersigned, a Notary Public in and for said County and State, the within named **SONDRA F. MORRIS**, an individual resident of the state of Tennessee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tn, on this the 8th day of September, 2020.

Barbara G Briley
Notary Public

BARBARA G. BRILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
March 27, 2023

EXHIBIT A

DESCRIPTION OF PROPERTY

TRACT I:

LAND SITUATED IN THE 13TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS PARCEL NUMBER 213 OF THE CHESWICKE PARK P.U.D OF RECORD IN PLAT BOOK 6900, PAGE 577 THRU 581, (SHOWN ON PAGE 580), IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C., TN);

COMMENCING AT THE APPROXIMATE CENTERLINE INTERSECTION OF PULLEY ROAD WHERE IT MAKES A 90 DEGREE TURN ALONG THE METROPOLITAN AIRPORT AUTHORITY PROPERTY, THENCE IN A EASTERLY DIRECTION 2448+/- FEET TO AN 5/8" IRON FOUND, HAVING NO CAP, ON THE NORTHERLY RIGHT OF WAY OF PULLEY ROAD, AT APPROXIMATE TENNESSEE STATE PLANE COORDINATE OF N:651,621.48, E:1,776,253.40, AT THE SOUTHEAST PROPERTY CORNER OF LOT 5 ON THE CONSOLIDATION PLAT FOR THE METROPOLITAN NASHVILLE AIRPORT AUTHORITY, OF RECORD IN INSTRUMENT NUMBER 20140624-0054937, R.O.D.C., TN, ALSO THE SOUTHWEST CORNER OF THE SUBJECT PARCEL AND BEING THE POINT BEGINNING OF HEREIN DESCRIBED LAND;

THENCE WITH THE EASTERLY LINE OF LOT 5, NORTH 07°35'30" EAST, A DISTANCE OF 860.61 FEET TO A LEANING 5/8" IRON ROD FOUND HAVING NO CAP;

THENCE CONTINUING WITH LOT 5, NORTH 07°36'31" EAST, A DISTANCE OF 39.38 FEET TO A MAG-NAIL SET IN A ROCK AT THE SOUTH WEST CORNER OF THE SAM MOORE MARITAL TRUST, OF RECORD IN INSTRUMENT NUMBER 20190529-0050820, R.O.D.C., TN;

THENCE WITH SAID LINE, SOUTH 73°07'32" EAST, A DISTANCE OF 318.66 FEET TO A LEANING 5/8" IRON ROD FOUND HAVING NO CAP, ON THE WESTERLY LINE OF THE METRO GOVERNMENT NES POWER BOARD, OF RECORDED IN DEED BOOK 10709, PAGE 186, R.O.D.C., TN;

THENCE WITH SAID LINE, SOUTH 07°28'37" WEST, A DISTANCE OF 646.43 FEET TO A 5/8" IRON ROD FOUND HAVING NO CAP, AT ON THE NORTHERLY LINE OF JACK & LOIS FAIRCLOTH OF RECORD IN INSTRUMENT NUMBER 20020822-0101870, R.O.D.C., TN;

THENCE WITH SAID LINE, NORTH 81°05'43" WEST, A DISTANCE OF 265.13 FEET TO A 5/8" IRON ROD SET BY DALE & ASSOCIATES;

THENCE WITH SAID LINE, SOUTH 07°44'29" WEST, A DISTANCE OF 209.61 FEET TO A 5/8" IRON ROD FOUND HAVING NO CAP, ON THE NORTHERLY MARGIN OF PULLEY ROAD;

THENCE WITH SAID MARGIN, NORTH 80°50'47" WEST, A DISTANCE OF 50.20 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED LAND, HAVING AN AREA OF 221,228.70 SQUARE FEET OR 5.08 ACRES MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY STEVEN C. MATTHEWS, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 2352, ON AUGUST 7, 2020, AND IS BASED ON SURVEY WORK CONDUCTED BY DALE AND ASSOCIATES ON AUGUST 6, 2020 UNDER PROJECT NUMBER 20047.

TRACT II:

LAND SITUATED IN THE 13TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE PARCEL KNOWN AS PARCEL NUMBER 178 OF THE CHESWICKE PARK P.U.D. OF RECORD IN PLAT BOOK 6900, PAGE 577 THRU 581, (SHOWN ON PAGE 580), IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C., TN);

COMMENCING AT THE APPROXIMATE CENTERLINE INTERSECTION OF PULLEY ROAD WHERE IT MAKES A 90 DEGREE TURN ALONG THE METROPOLITAN AIRPORT AUTHORITY PROPERTY, THENCE IN A EASTERLY DIRECTION 2448+/- FEET TO AN 5/8" IRON FOUND, HAVING NO CAP, ON THE NORTHERLY RIGHT OF WAY OF PULLEY ROAD AT THE SOUTHEAST PROPERTY CORNER OF LOT 5 ON THE CONSOLIDATION PLAT FOR THE METROPOLITAN NASHVILLE AIRPORT AUTHORITY, OF RECORD IN INSTRUMENT NUMBER 20140624-0054937, R.O.D.C., TN;

THENCE WITH THE EASTERLY LINE OF LOT 5, NORTH 07°35'30" EAST, A DISTANCE OF 860.61 FEET TO A LEANING 5/8" IRON ROD FOUND HAVING NO CAP;

THENCE CONTINUING WITH LOT 5, NORTH 07°36'31" EAST, A DISTANCE OF 39.38 FEET TO A MAG-NAIL SET IN A ROCK AT APPROXIMATE TENNESSEE STATE PLANE COORDINATE OF N:652,513.58, E:1,776,372.31, AT THE SOUTHWEST CORNER OF THE SUBJECT PARCEL AND BEING THE POINT BEGINNING OF HEREIN DESCRIBED LAND;

CONTINUING WITH THE LINE OF LOT 5 FOR THE NEXT TEN (10) CALLS;

THENCE, NORTH 07°36'31" EAST, A DISTANCE OF 608.53 FEET TO A 12" CEDAR WITH BLAZE MARKS ON IT;

THENCE, NORTH 08°53'09" EAST, A DISTANCE OF 283.77 FEET TO A LEANING 3/4" IRON ROD FOUND, HAVING NO CAP;

THENCE, NORTH 07°59'10" EAST, PASSING AN 1/2" IRON ROD FOUND HAVING NO CAP AT 209.82, FOR A TOTAL A DISTANCE OF 271.66 FEET TO A LEANING 2" IRON PIPE FOUND;

THENCE, NORTH 07°42'29" EAST, A DISTANCE OF 417.46 FEET TO A 2" IRON PIPE FOUND, 0.25 FEET WEST OF AN 5/8" IRON ROD FOUND, HAVING NO CAP;

THENCE, NORTH 07°44'22" EAST, PASSING A 5/8" IRON ROD FOUND HAVING NO CAP AT 9.93 FEET FOR A TOTAL DISTANCE OF 397.31 FEET TO A LEANING 1/2" IRON ROD FOUND HAVING NO CAP;

THENCE, NORTH 07°28'38" EAST, A DISTANCE OF 474.71 FEET TO A 3/4" IRON ROD FOUND, HAVING NO CAP;

THENCE, SOUTH 82°32'53" EAST, A DISTANCE OF 987.81 FEET TO A 3/4" IRON ROD FOUND, HAVING NO CAP;

THENCE, SOUTH 07°47'27" WEST, A DISTANCE OF 813.14 FEET TO AN IRON ROD FOUND;

THENCE, SOUTH 07°16'16" WEST, A DISTANCE OF 446.48 FEET TO AN IRON ROD FOUND;

THENCE, SOUTH 07°03'54" WEST, A DISTANCE OF 759.35 FEET TO A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER WILLIAM MARK WINTERS PROPERTY, OF RECORD IN INSTRUMENT NUMBER, 20170705-0067367, R.O.D.C., TN;

THENCE WITH SAID LINE, SOUTH 05°46'28" WEST, A DISTANCE OF 178.79 FEET TO A LEANING 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF LARRY W. FAIRCLOTH, ROY C. FAIRCLOTH & JACK N. FAIRCLOTH PROPERTY, OF RECORD IN INSTRUMENT NUMBER, 20151218-0127373, R.O.D.C., TN;

THENCE WITH SAID LINE, SOUTH 11°09'08" WEST, A DISTANCE OF 61.08 FEET TO A 1/2" IRON ROD FOUND HAVING NO CAP AT THE NORTHEASTERLY CORNER OF THE METRO GOVERNMENT NES POWER BOARD, OF RECORDED IN DEED BOOK 10709, PAGE 186, R.O.D.C., TN;

THENCE WITH SAID LINE, NORTH 81°59'33" WEST, A DISTANCE OF 691.07 FEET TO A 1/2" IRON ROD FOUND HAVING NO CAP;

THENCE CONTINUING WITH SAID LINE, SOUTH 07°37'59" WEST, A DISTANCE OF 253.60 FEET TO A LEANING 5/8" IRON ROD FOUND HAVING NO CAP, AT THE NORTHEAST CORNER OF THE PROPERTY KNOWN AS PARCEL 213;

THENCE WITH SAID LINE, NORTH 73°07'32" WEST, A DISTANCE OF 318.66 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED LAND, HAVING AN AREA OF 2,306,935.03 SQUARE FEET OR 52.96 ACRES MORE OR LESS.

THIS DESCRIPTION WAS PREPARED BY STEVEN C. MATTHEWS, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 2352, ON AUGUST 7, 2020, AND IS BASED ON SURVEY WORK CONDUCTED BY DALE AND ASSOCIATES ON AUGUST 6, 2020 UNDER PROJECT NUMBER 20047.

Being part of the same property conveyed to MILLARD V. OAKLEY, ROBERT N. MOORE, JR. AND SAM MOORE, by deed from TENNSOUTH-DAVIS COMMERCIAL PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Book 8245, page 661, dated November 29, 1990, Register's Office for Davidson County, Tennessee.

ROBERT N. MOORE, JR. died testate. Pursuant to the terms of his will of record in Docket No. 9060, in the Clerk & Master's Office for Williamson County, Tennessee, said property is to be treated as part of the probate estate. SAM MOORE died testate on or about June 1, 2018. Pursuant to the terms of his will of record in Docket No. 18P1112, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be treated as part of the probate estate.

SAMUEL JOSEPH MOORE AND PEGGY JEAN MOORE, CO-EXECUTORS OF THE ESTATE OF SAM MOORE have conveyed said property to SAMUEL JOSEPH MOORE, AS TRUSTEE OF THE SAM MOORE REVOCABLE TRUST by Executors' Quitclaim Deed of record in Instrument No. 20190529-0050593, dated May 28, 2019, said Register's Office. SAMUEL JOSEPH MOORE, AS TRUSTEE OF THE SAM MOORE REVOCABLE TRUST has conveyed said property to SAMUEL JOSEPH MOORE, AS TRUSTEE OF THE SAM MOORE MARITAL TRUST by Trustee's Quitclaim Deed of record in Instrument No. 20190529-0050820, dated May 29, 2019, said Register's Office.

True Copy Certification

I, Valerie Matlock, do hereby make oath that I am 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Valerie Matlock, 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: 7-5-21

Notary' Seal (if on paper)

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY