THIS INSTRUMENT PREPARED BY AND RETURN TO:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 000-7096

Karen Johnson Davidson County
Batch# 488790 DEEDQC
10/05/2020 09:14:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201005-0114615

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is: $0.00

Peggy S. Trombley
PEGGY S. TROMBLEY, AFFIANT

Subscribed and sworn to before me, this 3rd day of September 2020.

JENNIFER MILLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/24

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
EDWARD S. TROMBLEY, JR. and PEGGY S. TROMBLEY, CO-TRUSTEES 3380 Hobson Pike Hermitage, TN 37076	New Owner	Map No.: 124 Parcel No.: 76

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Edward S. Trombley, Jr. and Peggy S. Trombley, (Collectively as "Grantor") do hereby quitclaim, transfer and convey unto Edward S. Trombley, Jr. and Peggy S. Trombley, Co-Trustees of the Trombley Joint Revocable Trust, created May 26, 2020, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3380 Hobson Pike, Hermitage, TN 37076, and more particularly described as follows:

A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to, and being identified as Tract 13 on, an unrecorded survey by J. Bruce Rainey, Registered Land Surveyor, dated July 17, 1981, (Job No. 81-132), as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of this tract and also being 1746.21 feet West of the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc. property of which this is a part; thence leaving the margin of said Pike S 07 degrees 02 minutes 59 seconds W 812.30 feet to a point in the line of the U.S. Government and a fence; thence with the Government line and a fence N 49 degrees 34 minutes 04 seconds W 423.40 feet to a Government monument; thence S 59 degrees 48 minutes 34 seconds W 651.86 feet to an iron pin; thence N 54 degrees 55 minutes 06 seconds W 246.37 feet to an iron pin; thence leaving said fence and Government line N 07 degrees 02 minutes 59 seconds E 15.49 feet to an iron pin; thence S 82 degrees 01 minutes 33 seconds E 349.74 feet to an iron pin; thence N 59 degrees 48 minutes 34 seconds E 485.77 feet to an iron pin; thence N 07 degrees 02 minutes 59 seconds E 486.33 feet to an iron pin on the southerly margin of the aforesaid Hobson Pike; thence with the margin of said Pike N 86 degrees 10 minutes 51 seconds E 360.00 feet to the point of beginning, containing 6.18 acres, more or less.

Together with a joint use easement for the purpose of constructing and maintaining water lines for this and other parcels, more particularly described as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of the above described tract; thence with the margin of said Hobson Pike N 86 degrees 10 minutes 51 seconds E 412.53 feet to a point; thence N 86 degrees 11 minutes 30 seconds E 229.06 feet to a point; thence crossing Hobson Pike N 09 degrees 14 minutes 44 seconds E 81.27 feet to a point on the northerly margin of the same; thence continuing N 09 degrees 14 minutes 44 seconds E 998.03 feet to a point on the southerly margin of Pugh Road; thence with the margin of the same S 83 degrees 32 minutes 39 seconds E 25.03 feet to an iron pin; thence leaving the margin of said road and with a fence S 09 degrees 14 minutes 44 seconds E 993.44 feet to a point on the northerly margin of Hobson Pike; thence crossing said Hobson Pike and continuing S 09 degrees 14 minutes 44 seconds W 81.27 feet to a point on the southerly margin of said Pike; thence continuing S 09 degrees 14 minutes 44 seconds W 25.66 feet to a point; thence S 86 degrees 11 minutes 30 seconds W 248.92 feet to a point; thence S 86 degrees 10 minutes 51 seconds W 417.33 feet to a point in the easterly line of the above described tract; thence with said easterly line N 07 degrees 02 minutes 59 seconds E 25.46 feet to the point of beginning.

This conveyance is made subject to such limitations, restrictions, encumbrances, and conditions as my affect the premises.

Being the same property conveyed to Peggy S. Trombley and husband, Edward S. Trombley, (one and the same as Edward S. Trombley, Jr.) from Peggy Sue Trombley, Executrix of the Estate of Geneva R. Stilts and Peggy Sue Trombley, Successor Trustee, by Quitclaim Deed recorded in the Register's Office of said county and state at Instrument No. 20090220-0015002.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 3rd day of September 2020.

Peggy S. Trombley

Peggy S. Trombley, Co-Grantor

Edward S. Trombley Jr.

Edward S. Trombley, Jr., Co-Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Peggy S. Trombley**, the Co-Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of September 2020.

Jennifer Miller

Notary Public

My Commission Expires: 1/23/24

JENNIFER MILLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Edward S. Trombley, Jr.**, the Co-Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of September 2020.

Jennifer Miller

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My Commission Expires: 1/23/24

JENNIFER MILLER
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WILSON COUNTY