Karen Johnson Davidson County
Batch# 517935 DEEDQC
11/17/2020 11:22:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201117-0135400

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Suite 130
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 10th day of NOVEMBER 2020.

Notary Public

My Commission Expires: 3/7/23

CELESTE TORGERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Warner Jones, Trustee	New Owner	14500014800
1800 Tyne Blvd		14500014700
Nashville, TN 37215		14500014600
		14500000900

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Donald Miller and Elizabeth Miller, husband and wife** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Warner Jones, Trustee of the 1800 Tyne Blvd Trust dated November 10th, 2020** its heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract 1:
Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Revision of Lots Nos. 2 and 3, Husband Subdivision, of record in Instrument No. 20030225-0024900, Register's Office for Davidson County, Tennessee, to which plan reference is made of a more complete description.

Tract 2:
Land in Davidson County, Tennessee being Lot No. 3 on the plan of Revision of Lots Nos. 2 and 3 of Husband Subdivision of record as Instrument No. 20030225-0024900, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Tract 3:
A tract of land lying in the City of Forest Hills, Davidson County, Tennessee, being part of the property being described in Deed Book 9949, Page 408, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning on the Northerly right of way of Tyne Boulevard at an existing iron pin located at the Southwesterly corner of the above described tract which lies 445.37 feet Westerly from an existing

concrete monument at the Southwesterly corner of the property now or formerly conveyed to J. L. Fortner, as of record in Book 5581, Page 893, Register's Office for Davidson County, Tennessee; thence continuing with said right of way in a Westerly direction with a curve to the right with a delta of 34 deg. 49' 00", a radius of 732.91 feet and an area length of 445.37 feet to the Southwesterly corner of the herein described tract; thence leaving said right of way and running N 21 deg. 44' 45" E. 871.12 feet to the Northwesterly corner of the herein described tract; thence S 85 deg. 59' 43" E. 80.00 feet to the Northeasterly corner of the herein described tract and the Northwesterly corner of the Tract No. I; thence with the common line of Tracts No. I and No. II S 1 deg. 37' 45" E. 899.02 feet to the Northerly right of way of Tyne Boulevard and the point of beginning, and containing 5.38 acres, more or less.

The source of this description is by Pat Coode, Surveyor, Tennessee, No. 855 of John Kohl & Company, P.C., 400 Seventh Avenue South, Nashville, Tennessee 37203.

Tract 4:
A tract of land lying in the City of Forest Hills, Davidson County, Tennessee and more particularly described as follows:

Being Parcel "A" consisting of 4.54 acres more or less as shown on a sketch drawing of the property which is attached as Exhibit A to the warranty deed of record in Instrument No. 20001229-0127606, and described as follows:

Beginning at an iron pin in the North margin of Tyne Boulevard, the Southwest corner of the property conveyed to the Grantor in the Deed to him and his former wife, by McQuiddy Printing Company aforesaid (the "Prior Deed") and proceeding thence along an old wire fence N 2 deg. 31 min. 57 sec. W, 258.15 feet; thence 2 deg. 05 min. 45 sec. E, 229.38 feet; thence, N 9 deg. 56 min. 02 sec. E, 298.70 feet to an iron pin at the Northwest corner of the property conveyed to the Grantor in the Prior Deed; thence, with the North line of the property conveyed to the Grantor in the Prior Deed, S 88 deg. 40 min. 40 sec. E, 112.55 feet to a concrete monument; thence, S 85 deg. 51 min. 12 sec. E, 115.73 feet to a concrete monument; thence S 85 deg. 59 min. 43 sec. E, 130 feet to a point in the rear line of the property conveyed to the Grantor in the Prior Deed; thence, leaving the rear line of said property and proceeding in a Southwesterly direction, 871.13 feet to a point in the Northerly margin of Tyne Boulevard; thence, Westerly with the North margin of Tyne Boulevard, 100 feet more or less to the point of beginning.

Included in the above description but expressly excluded therefrom is the property conveyed in Instrument No. 20030717-0100134:

Land in the City of Forest Hills, Davidson County, Tennessee, being a part of the property conveyed in Deed Book 9949, Page 408, Register's Office for said County and more particularly described as follows:

Beginning in the North right of way of Tyne Boulevard, approximately 1312 feet South of the Southeast turn-out of Vintage Place, the Southwest corner of the said property conveyed in Deed Book 9949, Page 408, Register's Office for Davidson County, Tennessee, thence leaving said right of way N 2 deg. 31 min. 57 sec. W, 258.16 feet to an iron pin; thence N 2 deg. 05 min. 45 sec. E,

229.38 feet to an iron pin; thence N 9 deg. 56 min. 02 sec. E, 229.22 feet; thence along a new line S 2 deg. 55 min. 58 sec. W, 713.86 feet to the point of beginning and containing 0.28 acres, more or less.

Being the same property conveyed to Donald Miller and Elizabeth Miller by Warranty Deed recorded on March 8th, 2016 in Instrument No: 20160308-0022167, Register's Office of Davidson County, Tennessee.

This is property known as 1774, 1788, 1796 and 1800 Tyne Blvd Nashville, TN 37215.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of November 2020.

Donald Miller

Elizabeth Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald Miller and Elizabeth Miller,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of November 2020.

Celeste Torgerson
Notary Public

My Commission Expires: 3/7/23

CELESTE TORGERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY