

THIS INSTRUMENT PREPARED BY:
Burkhalter & Ryan, PC
2809 Columbine Place
Nashville, Tennessee 37204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2020, at Nashville, Tennessee.

Notary Public

My commission expires: 5.7.24

Karen Johnson Davidson County
Batch# 549673 **DEEDQC**
01/08/2021 08:42:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210108-0003676

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Barbara L. Brown 1049 Hickory Hollow Road Nashville, Tennessee 37221	same as owner	Map 127-12-37 Parcel 9D 8432

B² IRREVOCABLE TRUST, RIVERS M. LINDSEY, JR., TRUSTEE, does hereby transfer and convey unto BARBARA L. BROWN, her successors and/or assigns, all rights and interests that it might have in the following described land:

Land in the 23rd Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No. 28, part of Lot 29 and part of the "Reserve Parcel D" on the Plan of Bellevue Manor Subdivision, recorded in Plat Book 3600, pages 31 and 32, Register's Office for said county, and 3 adjoining parcels, all more completely described in Attachment "A" hereto.

Being the same property conveyed to B² Irrevocable Trust, Rivers M. Lindsey, Jr. Trustee, by deed from Barbara L. Brown, of record as Instrument No. 20031104-01618741, Register's Office of Davidson County, Tennessee.

THIS is improved property known as 1049 Hickory Hollow Road, Nashville, Tennessee 37221.

IN WITNESS WHEREOF Grantor has hereunto set his hand on this the 22 day of December, 2020.

Rivers M. Lindsey, Jr.
Trustee, B² Irrevocable Trust

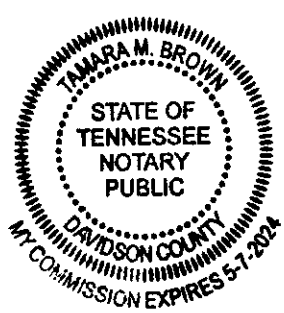
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rivers M. Lindsey, Jr., with whom I am personally acquainted, and who upon oath acknowledged that he is the Trustee of the B² Irrevocable Trust and that he, as the said Trustee, executed the within instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2020.

Notary Public

My commission expires: 5.7.24



1509459

ATTACHMENT "A"

Land in the 23rd Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No. 28 part of Lot 29 and part of "Reserve Parcel D" on the Plan of Bellevue Manor Subdivision, recorded in Plat Book 3600, pages 31 and 32, Register's Office for said county, and 3 adjoining parcels, all more described as follows:

Beginning in the northerly terminus of Hickory Hollow Road at the common corner of Lots 27 and 28 on said Plan of Bellevue Manor; thence along the line of Lots 27 and 28, South 54 degrees 02' 31" West 238.99 feet; thence North 31 degrees 19' 36" West 292.40 feet to a concrete monument at the corner of Lots 12, 13, 28, and 29 shown on said Plan of Bellevue Manor Subdivision; thence North 52 degrees 26' 35" West 252.77 feet to an iron pin; thence 39 degrees 33' 06" East 485.68 feet to an iron pin; thence North 4 degrees 32' 24" West 679.55 feet to a stone at the base of a large oak tree; thence South 57 degrees 28' 03" East 592.46 feet to a spike in a rock pile; thence South 74 degrees 02' 07" West 259.00 feet; thence South 15 degrees 35' 00" West 359.34 feet to the easterly line of Lakeland Hills Subdivision, recorded in Plat Book 5210, page 49, Register's Office for Davidson County, Tennessee; thence along said Lakelanc Hills Subdivision North 76 degrees 44' 00" West 53.92 feet; thence South 13 degrees 42' 04" West 19.76 feet; thence South 53 degrees 27' 22" East 268.08 feet to a concrete monument in the northerly line of lot 30 shown on the plan of said Bellevue Manor Subdivision; thence along the northerly line of said Lots 30 and 29, South 50 degrees 25' 33" West 252.00 feet; thence severing Lot 29, South 39 degrees 42' 52" East 263.40 feet to an iron pin in Hickory Hollow Road; thence along said Hickory Hollow Road, South 4 degrees 45' 57" East 50.00 feet to the point of beginning and containing 8.36 acres, more or less.