Karen Johnson Davidson County
Batch# 591283 DEEDQC
03/12/2021 03:16:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20210312-0033519

THIS INSTRUMENT PREPARED BY:
Steven K. Wood
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Old Harding, LLC c/o John S. Phipps, Jr. 5711 Old Harding Pike Nashville, TN 37205	Same	13001003500

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JOHN S. PHIPPS, JR. and ROBERT E. PHIPPS**, 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 of which is hereby acknowledged, hereby releases, remises and quitclaims unto **OLD HARDING, LLC**, a Tennessee limited liability company, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described more particularly on the attached Exhibit "A" (the "Property").

This is improved property known as 5711 Old Harding Pike, Nashville Tennessee, 37205.

Said Property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

[Signature and notary pages to follow.]

4846-0161-9929

WITNESS my hand this 22 day of FEBRUARY, 2021.

John S. Phipps, Jr.

Robert E. Phipps

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN S. PHIPPS, JR,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of February, 2021.

Notary Public

My Commission Expires: 10/3/2022

J. LEE MORROW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

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

WITNESS my hand, at office, this 22nd day of FEBRUARY, 2021.

Notary Public

My Commission Expires: 10/3/2022

J. LEE MORROW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

4846-0161-9929

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22ND DAY OF February, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CATHY Q. ZABOROWSKI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 6, 2021

4846-0161-9929

Exhibit "A"

Land located in Davidson County, Tennessee, described as follows:

Tract I:

Being a portion of Old Page Road lying west of Tennessee Highway No. 1 and lying west of the right-of-way of the L & N Railroad, formerly the NC & St. L Railroad, and being a portion of said road abandoned by the Quarterly Court of Davidson County, Tennessee, October 1948 of record in County Court Minute Book, page 418, and being shown on the Map of Subdivision of Lot No.A-4 (and/or A-2) Highlands of Belle Meade No. 2 of Record Book _____, RODC, Tennessee.

Beginning at a point where the westerly right-of-way line of said railroad crosses the southerly margin of said abandoned road; thence northwesterly following the margin of said road to the easterly margin of Old Harding Road; thence northwardly along the margin of the aid Old Page Road (abandoned); thence eastwardly along the said northerly margin of said abandoned road which is the southerly boundary of a lot to which the NC& St. L Railroad has title, to the westerly margin of the said railroad right-of-way; thence to the point of beginning.

Tract II:

Commencing at an iron rod located in the western R.O.W. margin of the L & N Railroad Company property; thence leaving said R.O.W. N 56 degrees 24' 11" W 94.47 feet to the point located in the easterly R.O.W. margin of Old Harding Pike; thence N 33 degrees 07' 42" E 200. 78 feet to the point of beginning; thence continuing with said R.O.W N 33 degrees 07' 42" E 40.00 feet to a point; thence leaving the R.O.W. margin of Old Harding Pike S 56 degrees 43' 51" E 55.04 feet to a point located in the western R.O.W. margin of the L & N Railroad Company property; thence with said R.O.W. margin S 23 degrees 51' 09" W 40.56 feet to a point; thence leaving said R.O.W. margin N 56 degrees 43' 51" W 61.58 feet to the point of beginning said tract containing 2,333 square feet, more or less.

Tract III:

Being part of Tract A-2 shown on a revised Plan of Highlands of Belle Meade No. 2 as of record in Book 843, Page 18, Register's Office for said County, being the northerly part of Lot No. 1 on the unrecorded subdivision of said Tract made by Blanchard and Parris, Engineers, November___, 1939, said northerly part of said lot being more fully described according to a survey by Ralph W. C. Lambert, surveyor, dated April 18, 1953, and revised April 4, 1954, as follows:

Beginning at an iron pin in the easterly margin of Old Harding Road at the beginning of a curve into the south margin of Page Road; thence around said curve having a deflection angle of 74 degrees 05' in a northeasterly direction to an iron pin in the southerly margin of said road; thence along with margin of Page Road and in an easterly direction 48.45 feet to an iron pin in the westerly right of way line of the N. C. & St. L. Railroad; thence with said right of way line southwardly 139.1 feet to a point; thence in a westerly direction 96.5 feet to a point in the easterly margin of Old Harding Road; thence with the margin of said road northerly 130 feet to the point of beginning.

Being the same real property conveyed to John S. Phipps, Jr. and Robert E. Phipps by executor's deed by John S. Phipps, Jr., Robert E. Phipps, and Patricia Ann Phipps Morel, personal representatives, of the Estate of Martha M. Phipps, of record as Instrument No. 20210305-0029061, Register's Office for Davidson County, Tennessee, Martha M. Phipps having since died on August 9, 2020.

Martha S. Phipps being one and the same as Martha M. Phipps.

True Copy Certification

I, Steven K. Wood, 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.

Steven K. Wood

State of Tennessee)
County of Davidson)

Personally appeared before me, Cathy Zaborowski, a notary public for this county and state, Steven K. Wood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public – Cathy Zaborowski

My Express Expires:
Notary' Seal

