Karen Johnson Davidson County
Batch# 616187 DEEDQC
04/16/2021 08:58:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210416-0050870

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
CJM Nashville, LLC c/o Christopher P. Bradshaw 1024 N. Purdom St. Olathe, KS 66061-2922	Northern Trust Bank of Texas N.A. c/o Tax Dept PO Box 798 Valley Forge, PA 19482	Map 132-3 Parcel 12.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **THE NORTHERN TRUST COMPANY, SUCCESSOR TRUSTEE, successor by merger to Northern Trust Bank of Texas, N.A., successor trustee to SunTrust Bank, OF THE AMENDED AND RESTATED REVOCABLE TRUST OF SABINA MCCRADY PIERCE, dated July 11, 2001** ("Grantor"), hereby quitclaims and conveys to **CJM NASHVILLE, LLC**, a Tennessee limited liability company, its successors and assigns ("Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved property known as 1010 Hardison Street (also known as 2629 Powell Ave.), Nashville, Tennessee.

The representative executing this document is executing solely in its current representative capacity as successor trustee of the entity named herein in the exercise of the power and authority conferred upon and vested in said representative as successor trustee and is not executing this document in a personal capacity. No personal liability or responsibility is assumed by or shall at any time be assessed or enforceable against any such individual on account of any warranty, indemnity, representation, covenant, undertaking or agreement contained herein. The provisions hereof shall survive the executed document.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed on the 13th day of Apr. 1, 2021.

GRANTOR:

THE NORTHERN TRUST COMPANY, SUCCESSOR TRUSTEE OF THE AMENDED AND RESTATED REVOCABLE TRUST OF SABINA MCCRADY PIERCE, dated July 11, 2001

By: _____
Name: John S. O'Neal
Title: Senior Vice President

STATE OF Texas)
COUNTY OF Dallas)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, John S. O'Neal, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of THE NORTHERN TRUST COMPANY, SUCCESSOR TRUSTEE OF THE AMENDED AND RESTATED REVOCABLE TRUST OF SABINA MCCRADY PIERCE, dated July 11, 2001, and is authorized to execute this instrument on behalf of the company.

WITNESS my hand, at office, this 13 day of April, 2021.

_____
Notary Public

My commission expires: September 10, 2023

GRACE NDETEI
Notary ID #132166626
My Commission Expires
September 10, 2023

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $ 0.00 .

ARK
Affiant (Representative of Grantee)

Sworn to and subscribed before me this 14th day of April, 2021.

Susan Bryant
Notary Public

My commission expires: 1/8/2024

SUSAN BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

BEGINNING at a point in the westerly boundary of the tract of land conveyed to Tennessee Development Company by United States of America by deed of record in Book 1561, page 117, in the Register's Office for Davidson County, Tennessee, said point being the northwesterly corner of a tract of land conveyed to Hardmac Company by deed of record in Book 1584, page 45, R.O.D.C., Tennessee, and being 275.04 feet north of the southwest corner of the said tract conveyed to Tennessee Development Company by United States of America, supra, and being in the east usage line of the Louisville & Nashville Railroad, said east usage line being a line 33 feet east of, and parallel to, the center line of the northbound main track of said railroad; thence with said east usage line, N. 22 deg. 0' W. 220.3 feet to a point; thence N. 67 deg. 05' E. 238.3 feet to a point in the westerly margin of the easement or right of way of the L. & N. Railroad Company's Classification Center Lead Track No. 6C (said easement being 16 feet in width and extending 8 feet on each side of the center line of said track); thence, with the westerly margin of the said Track 6C easement S. 50 deg. 46' E. 15.4 feet to the point where the said easement line intersects the westerly margin of the Hardmac Company's private spur track easement; thence, with the westerly margin of said Hardmac easement, S. 45 deg. 34' E. 90.3 feet to an iron pin set in the westerly margin of a private road; thence, with the westerly margin of said road, S. 32 deg. 26' E., 125.4 feet to an iron pin in the northerly boundary of the Hardmac land; thence with the northerly boundary of the Hardmac property, S. 67 deg. 05' W. 290.6 feet to the point of beginning.

Being the same property conveyed to Raymond C. Pierce by deed from Tennessee Development Company, a Tennessee corporation of record in Book 1583, page 436, Register's Office for Davidson County, Tennessee, as corrected in Book 1809, page 436, in said register's office, to correct the legal description. Raymond C. Pierce died testate on July 11, 1961 with his will of record in Will Book 75, page 43, Probate Court for Davidson County, Tennessee. The property was conveyed to Sabina McCrady Pierce by Agreement of record in Book 3401, page 284, in

said register's office, from Third National Bank in Nashville, in its capacity as executor and testamentary trustee, dated May 3, 1962.

On October 9, 1974, Sabina McCrady Pierce conveyed the original deeded legal description from Book 1583, page 436, in said register's office, to Third National Bank in Nashville, Trustee under the Agreement dated April 29, 1968, as amended, between Sabina McCrady Pierce, as Donor and Third National Bank in Nashville, as Trustee, in Book 4864, page 499, in the Register's Office for Davidson County, Tennessee. At this point, a small portion of the property was still held in Sabina's name individually, since it wasn't conveyed in this deed as she was conveyed the corrective legal description (larger tract) in Deed Book 3401, page 284, in said register's office.

Sabina McCrady Pierce died testate on August 25, 2001 and her will is of record in Will Book 2156, page 396092, Probate Court, Davidson County, Tennessee. Sabina McCrady Pierce left her entire estate to the Amended and Restated Revocable Trust, per her second codicil to the will, dated July 11, 2001, with SunTrust Bank, Nashville, N.A., as trustee of the trust.

SunTrust Bank was terminated as trustee of the trust per the request of Elizabeth Bradshaw in a letter dated June 25, 2004 and Northern Trust Bank of Texas N.A., was named as successor trustee at this time. The original legal description from Book 1583, page 436, was conveyed from SunTrust Bank, (formerly Third National Bank in Nashville) Trustee, under Trust Agreement dated April 29, 1968 and Amendment to Trust Agreement dated July 30, 1971 of Sabina McCrady Pierce, deceased to Northern Trust Bank of Texas N.A. Successor Trustee of under Trust Agreement dated April 29, 1968 and Amendment to Trust Agreement dated July 30, 1971 of Sabina McCrady Pierce, deceased, by deed of record in Instrument No. 20040827-0103642, in said register's office. The said successor trustee of the trust, Northern Trust Bank of Texas, N.A. merged into Northern Trust, National Association in 2006 and further merged into The Northern Trust Company in 2011.

28880054.4

True Copy Certification

I, Aubrey Burns, 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.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: 1-3-23
Notary Seal (if on paper)

