Karen Johnson Davidson County
Batch# 675282 DEEDQC
07/12/2021 02:19:43 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20210712-0093426

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NOS.
Frederick R. Stephens, Trustee 15 Ligon Ave. Nashville, TN 37207	SAME	11703011100 06012005300 07114033000 07114033100 07114033200 07114033300 07114034800 07114034900 07114035000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this Transfer is One Dollar ($1.00).

Frederick R. Stephens
FREDERICK R. STEPHENS

SUBSCRIBED AND SWORN to before me by FREDRICK R. STEPHENS this 9th day of July, 2021.

ADRIANNE MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Adrianne Mullins
Notary Public
My Commission Expires: 1/3/2022

FOR AND IN CONSIDERATION of One Dollar ($1.00), I, FREDERICK R. STEPHENS do hereby quitclaim and by these presents do transfer and convey unto FREDERICK R. STEPHENS, TRUSTEE OF THE FREDERICK R. STEPHENS REVOCABLE TRUST dated July 9, 2021, his successors and assigns, all of my right, title and interest in certain parcels of real estate in Davidson County, Tennessee described on Exhibit A attached hereto as incorporated herein as reference.

Said property is subject to all limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9th day of July, 2021.

FREDERICK R. STEPHENS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared FREDERICK R. STEPHENS, the within named bargainor, 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, this 9th day of July, 2021.

NOTARY PUBLIC
My Commission Expires: 1/3/2027

ADRIANNE MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Parcel 1: 2915 Sharon Hill Circle, Nashville, TN 37215
Parcel ID No.: 11703011100

Land in Davidson County, Tennessee being Lot No. 5 on the Plan of Sharon Hill Circle as of record in Book 1424, Page 115, Register's Office for Davidson County, described as follows:

Beginning at a point on the westerly side of Sharon Hill Circle, the same being the common corner of Lots Nos. 5 and 6 of said subdivision; thence in a northwesterly direction with the dividing line between said Lots 5 and 6, 156 feet to a point; thence north 3° 30' east 156 feet to a point; thence south 78° 36' east 131.2 feet to a point, the same being a common corner of Lots 4 and 5 of said Subdivision; thence with the dividing line between Lots 4 and 5 southerly 201.5 feet to a point in the northerly margin of Sharon Hill Circle; thence to the right and with the margin of Sharon Hill Circle, 55.4 feet to the point of beginning.

Being the same property conveyed to Frederick R. Stephens by deed of record in Book 9797, page 640, R.O.D.C.

Parcel 2: 2915 Dickerson Pike, Nashville, TN
Parcel ID No.: 06012005300

Being Lots Numbers 7, 8, and 9 of Block "C" on Map of Highland Park, as of record in Plan Book 974, Page 33, Register's Office for Davidson County, Tennessee, and also a tract of land in the 12th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Don Shanklin Engineering June 27, 1973, as follows, to wit:

Beginning at a point in the easterly margin of Dickerson Road, said point being 401.19 feet South along the easterly margin of Dickerson Road from the southerly right of way of Sunset Drive, said point also being the southwest corner of the Bruce A. Graves property, deed of record in Book 1811, Page 529, Register's Office for Davidson County, Tennessee; thence, along the easterly margin of Dickerson Road right of way south 11 degrees 40 minutes West 150 feet to a point; thence, South 83 degrees 55 minutes East 330.7 feet to a point; thence North 5 degrees 56 minutes East 44.93 feet to a point; thence South 81 degrees 17 minutes East 203.37 feet to a point; thence North 0 degrees 57 minutes East 387.75 feet to a point; thence North 87 degrees 08 minutes West 202.48 feet to a point; thence North 3 degrees 11 minutes East 150.25 feet to a point in the southerly margin of Sunset Drive; thence along the southerly margin of Sunset Drive; thence along the southerly margin of Sunset Drive North 86 degrees 49 minutes West 75.0 feet to a point; thence South 3 degrees 11 minutes West 150.67 feet to a point; thence South 87 degrees 08 minutes East 8.08 feet to a point; thence South 8 degrees 48 minutes West 263.92 feet to a point; thence North 82 degrees 10 minutes West 203.09 feet to a point of beginning and containing 3.60, more or less.

Included from the above property description but excluded from this conveyance is the following parcel of land conveyed to T & P Investments, a Tennessee General Partnership composed of Timothy W. Ulmer and Randall J. Wherry by deed from A.G. Sanders and wife, Evelyn B. Sanders of record in Book 7812, page 338, said Register's Office, more particularly and specifically described as follows, to-wit:

Being a tract of land in the 12th Civil District of Davidson County, Tennessee, known as Lot 2 of the Sanders Marie Property Subdivision, and being a portion of that property conveyed to A. G. Sanders et ux in Book 4935, Page 37, Register's Office for Davidson County, Tennessee, more particularly described according to a survey by Tommy E. Walker, R.L.S. TN Lic. #1465 as follows:

Beginning at a set concrete monument in the southerly margin of Sunset Drive, said monument 240 feet more or less East of Dickerson Pike as measured along said southerly margin of Sunset Drive, thence South 08

degrees 39 minutes 41 seconds West, 152.35 feet to a set iron pin; thence South 83 degrees 24 minutes 19 seconds East, 202.55 feet to an existing iron pin, said pin being the most northeasterly corner of herein described property and being the northwest corner of Bryn L. Webb (Deed Book 6544, Page 56, Register's Office for Davidson County, Tennessee); thence with the West line of said Webb South 05 degrees 09 minutes 36 seconds West, 289.30 feet to a set iron pin; thence North 77 degrees 58 minutes 28 seconds West, 306.60 feet to a set iron pin; thence North 12 degrees 50 minutes 46 seconds East 261.74 feet to a point; thence North 83 degrees 24 minutes 19 seconds West, 8.08 feet to an existing iron pin; said pin being the southeast corner of Catherine S. Hughes (Deed Book 7073, page 523, Register's Office for Davidson County, Tennessee); thence with said Hughes East line North 08 degrees 39 minutes 41 seconds East, 152.67 feet to a concrete monument on the southerly margin if Sunset Drive; thence with said margin South 83 degrees 09 minutes 37 seconds East, 75.00 feet to the point of beginning containing 2.078 acres, more or less.

Tract 2:

Land in Davidson County, Tennessee, described as follows;

Beginning at an iron pin in the northerly margin of Hart Lane, said pin being the southeast corner of the property conveyed to G. E. Tidwell as recorded in Deed Book 6828, Page 252, Register's Office for Davidson County, Tennessee; thence with the margin of Hart Lane, North 82 degrees 05 minutes West 25.00 feet to an iron pin; thence North 08 degrees 23 minutes East 106.67 feet to an iron pin; thence North 85 degrees 00 minutes West 102.20 feet to an iron pin; thence North 08 degrees 45 minutes East 37.67 feet to an iron pin in Calvin B. Moore southerly line; thence South 83 degrees 15 minutes East 35.04 feet to an iron pin; thence with the common line between Slaton and Tidwell, South 08 degrees 25 minutes West 144.53 feet to the point of beginning and containing 0.092 acres more or less as surveyed by Donald W. Fortner RLS No. 072, dated July 13, 1994.

Being the same property conveyed to Frederick R. Stephens by deed of record in Instrument No. 20110217-0013503, R.O.D.C.

Parcel 3: 10 Ligon Ave, Nashville, TN 37207
Parcel ID No. 07114033000

Being Lot No. 38 of Block "A" on the plan of East View Subdivision of record in Book 547, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frederick R. Stephens by deed of record in Instrument No. 20150626-0061858, R.O.D.C.

Parcel 4: 12 Ligon Ave., Nashville, TN 37207
Parcel ID No. 07114033100

Being Lot No. 38 of Block "A" on the plan of East View Subdivision of record in Book 547, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frederick R. Stephens by deed of record in Instrument No. 20150626-0061858, R.O.D.C.

Parcel 5: 14 Ligon Ave., Nashville, TN 37207
Parcel ID No.: 07114033200

Being Lot No. 37 of Block "A" on the Map of East View Subdivision of the Schwab property, of record in Book 547, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 50 feet on the north side of Ligon Avenue and runs back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Frederick R. Stephens by deed of record in Instrument No. 20130903-0092114, R.O.D.C.

Parcel 6: 16 Ligon Ave., Nashville, TN 37207
Parcel ID No. 07114033300

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 36 of Block A on the Plan of East View Subdivision of the Schwab Property of record in Book 547, page 64, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 36 of Block "A" fronts 50 feet on the northerly margin of Ligon Avenue and extends back between parallel lines 120 feet to a dead line in the rear.

Being the same property conveyed to Frederick R. Stephens by deed of record in Instrument No. 20100610-0044951, R.O.D.C.

Parcel 7: 21 Ligon Ave., Nashville, TN 37207
Parcel ID No.: 07114034800

Being Lots No. 9 and 10 in A. Stalcup's Addition, as of record in Book 57, page 115, in the Register's Office for Davidson County, Tennessee.

Said Lots No. 9 and 10 front 80 feet on the southerly side of Ligon Avenue and run back between parallel lines 73 feet to a dead line.

Being the same property conveyed to Frederick R. Stephens by deed of record in Instrument No. 20140127-0007399, R.O.D.C.

Parcel 8: 17 Ligon Ave., Nashville, TN 37207
Parcel ID No.: 07114034900

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of A. Stalcup's land of record in Book 57, Page 115, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Frederick R. Stephens by deed of record in Instrument No. 20050406-0038132, R.O.D.C.

Parcel 9: 15 Ligon Ave., Nashville, TN 37207
Parcel ID No.: 07114035000

Land in Davidson County, Tennessee, being Lots Nos. 12, 13, 14, and 15 on the Plan of Stalcup's Subdivision, as shown on plat of record in Plat Book 57, Page 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lots.

Being the same property conveyed to Frederick R. Stephens by deed of record in Instrument No. 20050406-0038132, R.O.D.C.