Karen Johnson Davidson County
Batch# 688202 DEEDQC
08/02/2021 09:23:48 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210802-0103292

PREPARED BY:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Patricia E. Wall 2154 Shaw Road Goodlettsville, TN 37072	SAME	SEE ATTACHED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the Nathan T. Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005, by and through Patricia E. Wall, Co-Trustee, the Grantor, by these presents does hereby quitclaim and convey unto Patricia E. Wall, the Grantee, her heirs, successors and assigns, all its right, title and interest in and to the following described tracts of land:

SEE EXHIBIT "A" ATTACHED HERETO.

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

Witness the Grantor's hand this 30th day of July, 2021

GRANTOR:

THE NATHAN T. WALL MARITAL TRUST F/B/O PATRICIA WALL U/W NATHAN T. WALL DATED FEBRUARY 23, 2005

By: Patricia E. Wall
PATRICIA E. WALL, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Patricia E. Wall, Co-Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, in her capacity as Co-Trustee.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 30th day of July, 2021.

Notary Public

My Commission Expires: 5/9/23

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant Patricia E. Wall, Co-Trustee

Subscribed and sworn to before me, this 30th day of July, 2021.

Notary Public

Commission Expiration Date: 5/9/23

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

TRACT 1

Tract I: Being Lots Nos. 89, 90, 91, 92 and 93, Block "I", in the Subdivision of the Home Place of Eliza M. Lindsley, Deceased, as of record in Plan Book 2, Page 92, Records of Chancery Court at Nashville, Tennessee.

Tract II: Being Lots Nos. 84, 85, 86, 87 and 88, Block I, Plan of Lindsley Home Place, of record in Book 2, Page 92, Records of Chancery Court for Nashville, Tennessee.

Being the same property conveyed to Patricia E. Wall and Pendleton Square Trust Company, LLC, Co-Trustees of the Nathan T. Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005, by Quitclaim Deed from Patricia E. Wall and Cumberland Trust & Investment Co., of record in Instrument No. 20180521-0048387, Register's Office for Davidson County, Tennessee.

This is improved property property known as 1401 Fatherland Street, Nashville, Tennessee 37206.

Tax Map and Parcel No. 08313028900.

TRACT 2

Land is Davidson County, Tennessee, being Lot No. 1 on the Plan of the subdivision of A.V.S. Lindsley's 29-Acre tract, as of record in Book 57, page 66, Register's Office for said County.

Said Lot No. 1, fronts 50 feet on the northerly side of Woodland Street formerly Chadwell Avenue, as widened, and runs back between parallel lines, with the easterly margin of North 14th Street, formerly Ordway, 140 feet to an alley.

Being the same property conveyed to Patricia E. Wall and Pendleton Square Trust Company, LLC, Co-Trustees of the Nathan T. Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005, by Quitclaim Deed from Patricia E. Wall and Cumberland Trust & Investment Co., of record in Instrument No. 20180521-0048388, Register's Office for Davidson County, Tennessee.

This is improved property known as 1401 Woodland Street, Nashville, Tennessee 37206.

Tax Map and Parcel No. 08309041600.

TRACT 3

Land in Davidson County, Tennessee, being the northerly 55 feet of Lot No. 177 on the Plan of Inglewood, a plan of which is of record in Book 332, page 101, Register's Office for said County.
Said northerly part of Lot No. 177 fronts 55 feet on the easterly side of the right of way of the Nashville Gallatin Interurban Railway, and extends back between parallel lines, 214.5 feet to a dead line.

Being the same property conveyed to Patricia E. Wall and Pendleton Square Trust Company, LLC, Co-Trustees of the Nathan T. Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005, by Quitclaim Deed from Patricia E. Wall and Cumberland Trust & Investment Co., of record in Instrument No. 20180521-0048389, Register's Office for Davidson County, Tennessee.

This is improved property known as 3616 Gallatin Pike, Nashville, Tennessee 37216.

Tax Map and Parcel No. 07203010000.

TRACT 4

TRACT NO. 1 - Being the north 51 and 3/4 feet of the south 55 feet of Lot. No. 177 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County. Said part of lot fronts 51 and 3/4 feet on the east side of a strip of ground formerly used by the Nashville Railway & Light Company, which lies immediately east of the Gallatin Pike, and runs back between parallel lines, parallel to and 55 feet south of McChesney Avenue, 214.5 feet to the west line of lot 178.

TRACT NO. 2 - Being the northerly half of Lot No. 176 and the southerly 3 and 1/4 feet of Lot No. 177 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County. Said parts of Lots Nos. 176 and 177 front together 58 and 1/4 feet on the easterly side of the right-of-way of the Nashville Street Railway Company adjoining the Gallatin Road and run back between parallel lines 214.5 feet to a dead line.

SAID two tracts fronting together 110 feet on the east side of said strip of ground lying immediately east of the Gallatin Pike and run back between parallel lines 214.5 feet to a dead line.

There is conveyed herewith a 20 foot easement for ingress and egress from McChesney Avenue to the property herein conveyed and described as follows:

Beginning at a point in the southerly margin of McChesney Avenue, said point being the northwest corner of the west 50 feet of lot No. 178 on the map of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, and running thence southwesterly with the northwestern boundary line of said property, 164 feet, more or less, to a point, said point being the southeasterly corner of said parcel on the Davidson County property map, sheet no. 72-J and running thence eastwardly parallel with the southerly margin of McChesney Avenue, a distance of 20 feet, to a point, thence northeastwardly and parallel with the northwesterly boundary line of the property herein described, 164 feet, more or less, to a point in the southerly margin of McChesney Avenue; thence westerly with the southerly margin of McChesney Avenue, a distance of 20 feet, to the point of beginning.

Being the same property conveyed to the present and future owners of parcels 98 and 99 on the Davidson County property map, sheet no. 72-J and known as City nos. 3612-3614 Gallatin Road, their heirs, successors, or assigns by Deed of record in Book 4313, page 310, Register's Office for Davidson County from Zona B. Robinson to H. G. Hill Realty Company.

Being the same property conveyed to Patricia E. Wall and Pendleton Square Trust Company, LLC, Co-Trustees of the Nathan T. Wall Marital Trust f/b/o Patricia Wall U/W Nathan T. Wall dated February 23, 2005, by Quitclaim Deed from Patricia E. Wall and Cumberland Trust & Investment Co., of record in Instrument No.20180521-0048390, Register's Office for Davidson County, Tennessee.

This is improved property known as 3612-3614 Gallatin Pike, Nashville, Tennessee 37216.

Tax Map and Parcel No. 07203009800