Karen Johnson Davidson County
Batch# 710958 DEEDQC
09/07/2021 12:47:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20210907-0119600

THIS INSTRUMENT PREPARED BY: Jeffrey Mobley, atty. Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. G. William Coble, Affiant Subscribed and sworn to before me, this 21st day of December, 2020. Notary Public My Commission Expires:

JEFFREY MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
G. William Coble, Trustee 5033 Old Hickory Boulevard Nashville, Tennessee 37218	SAME	067 00 0 075.00 067 00 0 097.00 067 00 0 128.00 078 00 0 111.00 078 00 0 112.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **G. William Coble, Trustee of The G. William Coble Living Trust, established by the Revocable Trust Agreement of G. William Coble dated**

April 4, 2013, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Karin Coble Eaton and Elizabeth Coble McDonald, Trustees of the G. William Coble 2020 Family Trust dated December 21, 2020**, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS my hand this 21st day of December, 2020.

G. William Coble

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 G. William Coble, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 21st day of December, 2020.

My Commission Expires: _____

JEFFREY MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

_____
Notary Public

EXHIBIT A

Legal Descriptions

067 00 0 075.00 – 4871 Old Hickory Boulevard, Nashville, Tennessee 37218
067 00 0 097.00 – 4867 Old Hickory Boulevard, Nashville, Tennessee 37218

TRACT NO. 1:

A certain tract or parcel of land located in the 13th (old 25th) Civil District of Davidson County, Tennessee, and bounded as follows:

BEGINNING at a stone marker, Roger's southwest corner and the southernmost corner of the tract herein described; runs N.67 degrees W. 160 poles to a stake at the east edge of Cumberland River at the mouth of a drainage ditch; thence down the river along the Eastern low water line to points; N. 2 1/2 degrees W. 70 poles; N. 9 degrees W. 31 poles to the mouth of a small branch, Farmer's corner; thence leaving the river with the branch, Farmer's boundary to points; S. 62 degrees E. 14 poles; N. 34 degrees E. 4 poles; S. 54 1/2 E. 7 poles; S. 87 1/2 E. 8.4 poles; S. 10 degrees E. 18 poles to a stake, the SE corner of the 6 1/4 acre tract herein included in the north boundary of the original W. H. Hunt tract; thence N. 69 1/4 degrees E. with Farmer's line 45 poles; N. 54 1/4 degrees E. 23 poles; N. 75 1/4 degrees E. 48 poles; N. 88 1/2 E. 45 poles; N. 49 1/4 degrees E. 88 poles to the center of Old Hickory Blvd.; thence with Old Hickory Blvd. and its meanders to points; S. 38 degrees E. 14 poles; S. 27 1/4 degrees E. 16.5 poles: S. 8 1/2 E. 13.6 poles; S. 5 1/2 degrees W. 8.4 poles to the NE corner of Roger's boundary line to points; N. 67 degrees W. 33.4 poles, S. 38 1/2 degrees W. 6 poles, S. 27 degrees W. 46 poles; S. 40 degrees W. 20 poles; S. 43 1/2 degrees W. 23.4 poles to a hickory stump; S. 7 1/2 degrees E. 10 poles; S. 20 degrees W. 8 poles; S. 26 1/2 degrees W. 40 poles to a pile of stones S. 18 1/2 degrees W. 19 poles to the beginning, containing 138 acres, more or less.

TRACT NO. 2:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by William M. Keel, Registered Land Surveyor, State of Tennessee, No. 990, dated April 30, 1981, as follows:

BEGINNING at an iron pin located (1) in the southerly line of that certain 138 acres, more or less, tract which was conveyed to W.T. Shockley, Jr. and wife, by deed from Lampley McDonald, a widow, recorded in Book 2883, page 345, in the Register's Office for said County, (2) North 87 deg. 00' West 442.20 feet along the southerly line of said 138 acre tract from a stone marker at the southeast corner of said 138 acre tract, and (3) at an interior northeast corner of that certain 166.2 acres, more or less, tract which was conveyed to Mary Ann O'Connor by deed from Robert G. O'Connor, recorded in Book 3721, page 74, in said Register's Office; thence with an interior easterly line of said 166.2 acre tract south 3 deg. 00' west 300.3 feet to an iron pin at a corner of said 166.2 acre tract; thence with a northerly line of said 166.2 acre tract south 87 deg. 00' east 167.34 feet; thence along a new line North 3 deg. 00' North 3 deg. 00' east 300.3 feet to the southerly line of said 138 acre tract; thence with the southerly line of said 138 acre tract North 87 deg. 00' west 167.34 feet to the point of beginning, containing 1.15 acres, more or less.

TRACT NO. 3:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by William M. Keel, Registered Land Surveyor, State of Tennessee, No. 990, dated April 30, 1981, as follows:

BEGINNING at an iron pin located (1) in the southerly line of that certain 138 areas, more or less, tract which was conveyed to Willard T. Shockley, Jr. and wife, by deed from Lampley McDonald, a widow, recorded in Book 2883, page 345, in the Register's Office for said County, (2) North 87 deg. 00' west 442.00 feet along the southerly line of said 138 acre tract from a stone marker at the southeast corner of said 138 acre tract, and (3) at the northwest corner of that certain 10 acres, more or less, tract which was conveyed to Jerry D. Wood, Sr. and wife, by deed from Etta Estelle Bess, recorded in Book 3703, page 610, in said Register's Office; thence with the westerly line of said 10 acre tract South 3 deg. 00' west 300.3 feet to an iron pin at the southwest corner of said 10 acre tract; thence along new lines north 87 deg. 00' west 217.58 feet to an iron pin and north 3 deg. 00' east 300.3 feet to an iron pin in the southerly line of said 138 acre tract; thence with southerly line of said 138 acre tract South 87 deg. 00' east 217.58 feet to the point of beginning containing 1.5 acres, more or less.

TRACT NO. 4:

A certain tract or parcel of land situated in the 13th Civil District and the First Councilmatic District of Davidson County, Tennessee, and described generally as follows:

BEGINNING at a point in the westerly margin of Old Hickory Blvd. said point being situated at the intersection of Old Hickory Blvd. and the private gravel driveway of the property of W.T. Shockley, Jr.; thence southwardly along the westerly margin of Old Hickory Blvd., a distance of 315 feet to a point; thence westwardly back from Old Hickory Blvd. a distance of 415 feet to a point; thence northwardly a distance of 315 feet to a point in the southerly margin of said private gravel driveway on the property of W.T. Shockley, Jr.; and thence eastwardly along the southerly margin of said private gravel driveway a distance of 415 feet to a point in the westerly margin of Old Hickory Blvd.; the point of beginning and containing 3.05 acres, more or less.

This is unimproved property known as 4867 Old Hickory Boulevard, Nashville, Tennessee 37218 and improved property known as 4871 Old Hickory Boulevard, Nashville, Tennessee 37218.

067 00 0 128.00 – 5033 Old Hickory Boulevard, Nashville, Tennessee 37218

TRACT NO. 5:

LAND in the 2nd Civil District of Davidson County, Tennessee, described according to a Survey Plat of a portion of the Madeline Farmer LaVoi property on Old Hickory Boulevard, made by M&K Surveyors, dated August, 1988, as follows:

BEGINNING at an iron pin set in the westerly margin of Old Hickory Boulevard, said pin being northeast corner of the property conveyed to William Coble by deed of record in Book 7368, page 793, Register's Office for Davidson County, Tennessee; thence, with the meanders of an existing fence line, south 49 deg. 45 minutes 00 seconds west, 1421.89 feet to an iron pin; thence, south 87 degrees 55 minutes 25 seconds west, 742.50 feet to an iron pin; thence, south 75 degrees 29 minutes, 04 seconds west, 792.0 feet to an iron pin; thence, south 57 degrees 04 minutes 47 seconds west, 379.50 feet to an iron pin; thence, south 69 degrees, 27 minutes, 25 seconds west, 742.50 feet to an iron pin; thence, north 21 degrees, 12 minutes, 25 seconds west, 297.00 feet to an iron pin; thence, south 81 degrees 02 minutes, 36 seconds west, 138.60 feet to an iron pin in the centerline of the creek; thence, north 63 degrees, 13 minutes, 04 seconds west, 120.47 feet to an iron pin in said creek; thence, south 40 degrees 20 minutes, 23 seconds west, 56.18 feet to an iron pin in said creek; thence, north 51 degrees 48 minutes, 14 seconds west, 136.71 feet to the center line of the creek at the low water mark of the Cumberland River; thence, along the low water mark of the Cumberland River, north 12 degrees 00 minutes 25 seconds west, 357.75 feet to an iron pin; thence, north 14 degrees 42 minutes 44 seconds west, 147.65 feet to an iron pin; thence, north 16 degrees 09 minutes 03 seconds west, 448.03 feet to an iron pin; thence, north 20 degrees 10 minutes 49 seconds west, 202.73 feet to an iron pin; thence, leaving the river, north 65 degrees 18 minutes 50 seconds east 535.32 feet to an iron pin on the top of a ridge; thence, south 88 degrees 41 minutes 18 seconds east, 96.59 feet to an iron pin on the north face of a ridge; thence, along the north face of the ridge and generally along the 650 foot elevation contour the following courses; south 70 degrees 03 minutes 42 seconds, east, 274.54 feet to an iron pin; North 83 degrees 07 minutes 59 seconds east, 504.93 feet to an iron pin; South 83 degrees 28 minutes 59 seconds east, 151.14 feet to an iron pin; South 59 degrees 49 minutes 46 seconds east, 260.118 feet to an iron pin; North 43 degrees 45 minutes 55 seconds east, 446.53 feet to an iron pin; North 53 degrees 25 minutes 44 seconds east, 161.05 feet to an iron pin; North 68 degrees 12 minutes 34 seconds east, 415.68 feet to an iron pin; North 86 degrees 59 minutes 56 seconds east, 190.15 feet to an iron pin; North 74 degrees 43 minutes 40 seconds east, 82.17 feet to an iron pin; North 42 degrees 14 minutes 39 seconds east, 106.50 feet to an iron pin; North 01 degrees 07 minutes 14 seconds west, 115.07 feet to an iron pin; Thence, north 84 degrees 54 minutes 29 seconds east, 168.63 feet to an iron pin on the top of the ridge; Thence, north 86 degrees 55 minutes 31 seconds east, 815.50 feet to an iron pin in the westerly right of way of Old Hickory Boulevard; Thence, with the westerly right of way of Old Hickory Boulevard along a curve to the left (1=3 degrees 02 minutes 22 seconds; R= 1462.41 feet) a distance of 77.58 feet to an iron pin; Thence, south 20 degrees 48 minutes 4 seconds east, 423.00 feet to an iron pin; Thence, along a curve to the left (1=14 degrees 31 minutes 52 seconds; R=1500.90 feet) a distance of 380.65 feet to the point of beginning, containing 129.70 acres, more or less.

This is unimproved property known as 5033 Old Hickory Boulevard, Nashville, Tennessee 37218.

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078 00 0 111.00 – Old Hickory Boulevard, Nashville, Tennessee 37218

Land in Davidson County, Tennessee, being more particularly described by a survey by L. Steven Bridges, Jr., Land Surveying and Consulting, dated September 18, 1996, as follows:

Beginning at an iron rod found said point being the northwest corner of the Addie M. Wood property as of record in Deed Book 3703, page 610, R.O.D.C., TN; Thence south 86 deg. 33' 48" East 490.33' to an iron rod set; thence, severing said Addie M. Wood property, South 03 deg. 00' 00 11 West 299.98' to an iron rod set in the south line of the aforementioned property; thence North 86 deg. 33' 48 11 west 490.33' to an iron rod found; thence, North 03 deg. 00' 00 11 East 299.98' to the point of beginning containing 3.4 acres, more or less.

This is unimproved property known as Old Hickory Boulevard, Nashville, Tennessee 37218.

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078 00 0 112.00 – Old Hickory Boulevard, Nashville, Tennessee 37218

Land in Davidson County, Tennessee, being a portion of the property of Charles Ray Bell as of record in Deed Book 6521, page 534, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron rod, property corner of Charles Ray Bell and Jane H. Coble, said point being the southwest corner of the property of Jane H. Coble {DB. 8366, pg. 592, R.O.D.C., TN) and being located 1580.59 feet west of Old Hickory Boulevard;

Thence with a new line, N. 13 deg. 52 min. 32 sec. W., 314.33 feet to a point on the line of Bell and Coble;

Thence with line of Bell and Coble, S. 87 deg. 00 min. 00 sec. E., 91.43 feet to an existing iron rod property corner;

Thence with line of Bell and Coble, S. 03 deg. 02 min. 05 sec. W., 300.79 feet to the point of beginning;

Containing 13,750.6 square feet, more or less according to an unrecorded survey by L. Steven Bridges, Jr., RLS No. 1740, of Land Surveying and Consulting, dated September 18, 1997.

The foregoing property is conveyed subject to the following:

1. Taxes for current and subsequent years.
2. Subject to Easement across the lands of Sam B. Bess as granted in Deed of record in Book 6521, page 534, Register's Office for Davidson County, Tennessee.
3. Subject to lack of right of access to a public road.

This is unimproved property known as Old Hickory Boulevard, Nashville, Tennessee 37218.

All parcels being the same property conveyed to G. William Coble, Trustee of The G. William Coble Living Trust, established by the Revocable Trust Agreement of G. William Coble dated April 4, 2013, by deed from G. William Coble, of record as Instrument No. 20170427-0041485, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 21, 2021.

9/02/2021
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of September, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

